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Online Only Real Estate Auction

419 West Main Street, Oakdale, IL 62268

**2BR/1BA HOME
& OUTBUILDINGS
ON 1.0+/- AC**



***Bidding Closes: 6PM
Thu., Sept., 28, 2023***

***Viewing: 12-2PM
Sun., Sept., 24, 2023***

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County: Washington ♦ **2022 Taxes:** \$1161
Exemptions: Owner Occupied, Home Improvement
Parcel Number: 11-16-14-376-016
Zoning: Single Family
Total Lot Size: 1.0± Ac
Schools: Oakdale Dist #1, Nashville HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169
Any announcement made day of sale takes precedence over any printed material

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

419 West Main Street Property Information

2BR/1BA ~ 1,329± Sq. Ft. ♦ Year Built: 1907 ♦ Forced Air Heating ♦ Central Air
Propane Gas Furnace ♦ Electric Water Heater ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle
Basement: Full, Unfinished ♦ Electric: Circuit Breaker ♦ Gravel Driveway
38' x 30' 2 Car Garage ♦ 46' x 33' Barn w/ Attached 10' x 28' Shed ♦ 15' x 25' Chicken Coop



2BR/1BA ranch home with multiple outbuildings in Oakdale! The property sits directly off West Main Street on a spacious 1.0+/- acre lot and includes the main house, detached 38' x 30' two car garage with electric, 15' x 24' chicken coop and a 33' x 46' barn with attached 10' x 28' storage shed with electric. The house features a spacious living room, kitchen with island, two bedrooms, a full bathroom, and a heated and cooled sunroom with electric. The home has a full, unfinished basement, front entry way ramp and an attached one car garage that is accessed through the kitchen. Recent updates to the home include a new HVAC system and all new plumbing.



Additional Property Photographs

