

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

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Online Only Real Estate Auction
7745 HAURY ROAD, LEBANON, IL 62254

2BR/1BA HOME
ON 5.0+/- AC
O'FALLON SCHOOLS!



Bidding Closes: 6PM
Wednesday, April 10, 2024

Viewing: 2:30-4:30PM
Sunday, April 7, 2024

County: St. Clair ♦ 2022 Taxes: \$2,097

Exemptions: None

Parcel Numbers: 04-05.0-300-025

Zoning: Single Family

Total Lot Size: 5.09± Ac

Schools: O'Fallon Dist. #90 & O'Fallon HS

Terms: \$10,000 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# 444.000169

Any announcement made day of sale takes precedence over any printed material

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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.

7745 Haury Road Property Information

2BR/1BA ~ 990± Sq. Ft. ♦ Year Built: 1929 ♦ Forced Air Heating ♦ 2 Car Attached Garage

Propane Gas Furnace ♦ Electric Water Heater ♦ Electric: Fuses ♦ Roof: Shingle

Basement: Partial/Crawl Space, Unfinished ♦ Paved Driveway ♦ Water & Sewer: Public/Septic



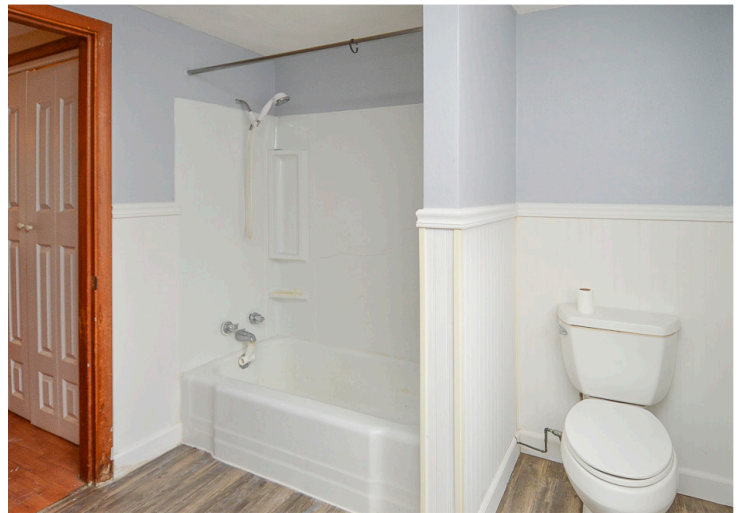
Potential filled 2BR/1BA home with attached two car garage on 5.0+/- acres in Lebanon! The home features a living room, two bedrooms, a full bathroom, laundry room, kitchen and bonus room that opens into the breezeway. The home was in the process of being remodeled and will need to be finished before it is able to be occupied. The property has public water and a septic system that is located on the neighbor's property that will need to be disconnected and a new septic system will need to be installed. In addition, there is an easement allowing the neighboring property access to their own residence. Great location in O'Fallon School District!

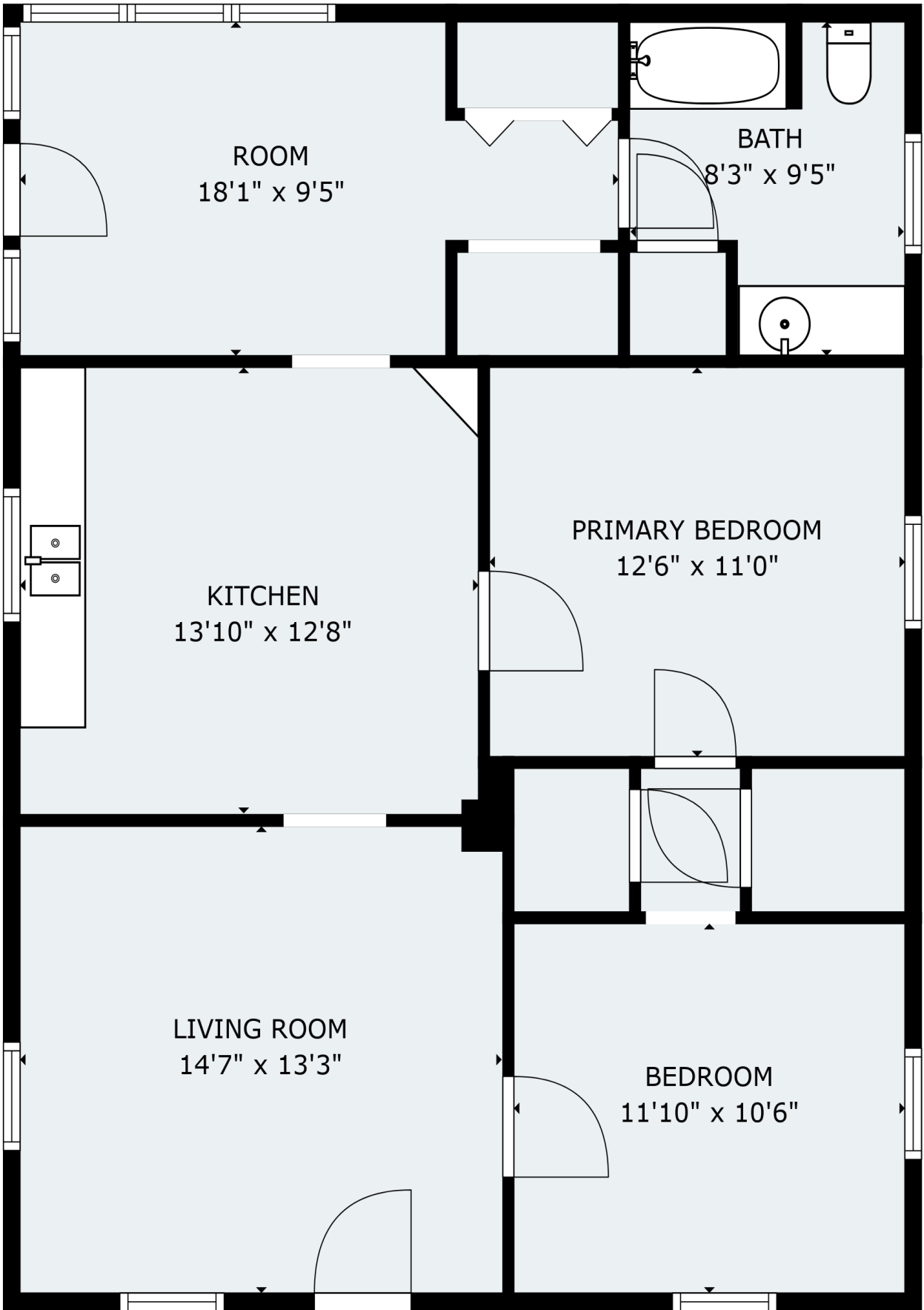


Additional Property Photographs



Additional Property Photographs





FLOOR 1