

Professional Real Estate Auctions By:

**Adam's**

Auction & Real Estate Services, Inc.

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**Online Only Real Estate Auction**  
**149 Troy Road, Collinsville, IL 62234**

**3BR/1.5BA HOME**  
**ON 0.53+/- AC**  
**IN COLLINSVILLE!**



*Bidding Closes: 5PM*  
*Wednesday, May 8, 2024*

*Viewing: 12-2PM*  
*Sunday, May 5, 2024*

**County:** Madison ♦ **2022 Taxes:** \$3,187  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Numbers:** 13-1-21-14-11-202-025  
**Zoning:** Single Family  
**Total Lot Size:** 0.53± Ac  
**Schools:** Collinsville CU #10 & Collinsville HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 minimum  
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.

# 149 Troy Road Property Information

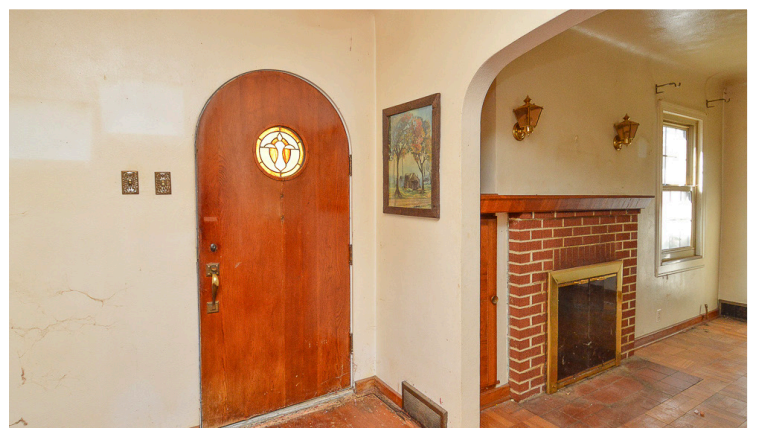
3BR/1.5BA ~ 1,570± Sq. Ft. ♦ Year Built: 1949 ♦ Forced Air Heating ♦ Central Air Conditioning

Gas Furnace ♦ Gas Water Heater ♦ Electric: Breaker Box ♦ Roof: Shingle

Basement: Full, Unfinished/Slab ♦ Water & Sewer: Public



Potential filled 3BR/1.5BA home with attached 2 car garage and a full, unfinished basement in Collinsville, IL! The main level features a large living room with wood burning fireplace, a dining room, kitchen, and half bath. The second level features three bedrooms and a full bathroom. The home also features a recreational bonus room accessed from the living room and an all-seasons room that opens into the backyard. The home is situated on a large 0.53+/- acre lot and located minutes from I-55!



# *Additional Property Photographs*



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