

Professional Real Estate Auctions By:



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For Online Bidding Visit:
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Online Only Real Estate Auction

503 South Hickory Street, Smithton, IL 62285

**2BR/1BA ESTATE HOME w/
ATTACHED 1 CAR GARAGE.
SMITHTON SCHOOLS!**



Bidding Closes: 3PM
Wednesday, June 12, 2024

Viewing: 2:30-4:30PM
Sunday, June 9, 2024

County: St. Clair ♦ **2022 Taxes:** \$1,931
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Parcel Numbers: 13-33.0-222-023
Zoning: Single Family
Total Lot Size: 0.18± Ac
Schools: Smithton Dist. #130, Freeburg 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# 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.



503 South Hickory Street Property Information

2BR/1BA ~ 864± Total Finished Sq. Ft. ♦ Year Built: 1988 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle
Basement: None, Crawl Space ♦ Electric: Circuit Breaker ♦ Concrete Driveway ♦ 1 Car Attached Garage



Potential filled 2BR/1BA estate home with attached single car garage in Smithton, IL! The home features a large living room, combined dining area and kitchen complete with stainless steel appliances and a gas burning range, a laundry room with storage space, two bedrooms and a full bathroom. The property features manicured landscaping, shade trees and a back patio perfect for entertaining! Located within walking distance of schools and just minutes from downtown Smithton!

