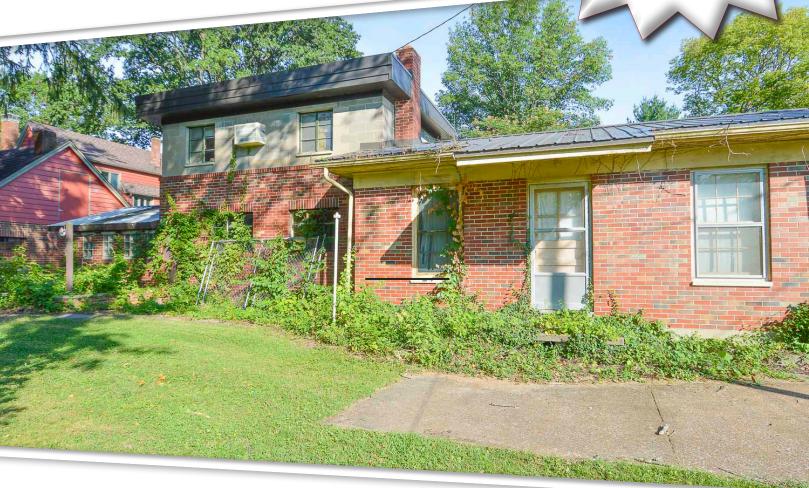


## For Online Bidding Visit: www.AdamsAuctions.hibid.com

2BR/2BA HOME ATTCHED SHED .04 AC LOT

## **Online Only Real Estate Auction**

1007 Rear Old Baldwin Road, New Athens, IL 62264



Bidding Closes: 5:30PM Wed., November 6, 2024

Viewing: CANCELED

**County**: St. Clair • 2023 Taxes: \$665

**Exemptions:** None

**Parcel Numbers:** 18-34.0-115-018

Zoning: Single Family

Total Lot Size: 0.04± Ac

Schools: New Athens Unit #60, New Athens HS

Terms: \$3,000 Down Day of Sale on Real Estate Balance Due in 30 Days • 7% 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

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions



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.

## 1007 Rear Old Baldwin Road Property Information

2BR/2BA ~ 1,072± Total Finished Sq. Ft. • Year Built: 1943 • Radiant Heating • Central Air Conditioning: None Electric: Fuses • Water & Sewer: Public • Roof: Shingle • Basement: Partial, Unfinished/Slab

## 

Calling all rehabbers and flippers! Potential filled 2BR/2BA former in-law suite in New Athens, IL! The main level features an eatin kitchen, 1 bedroom, a bonus room, and a bath. The second level features a bedroom and a half bath. In addition, the home has an attached greenhouse/shed that could be finished to add additional living space or used as storage. The home has all public utilities available but are not currently functioning and will need to be reinstalled by the new owner. Located near schools and minutes from IL Rte. 15!





















