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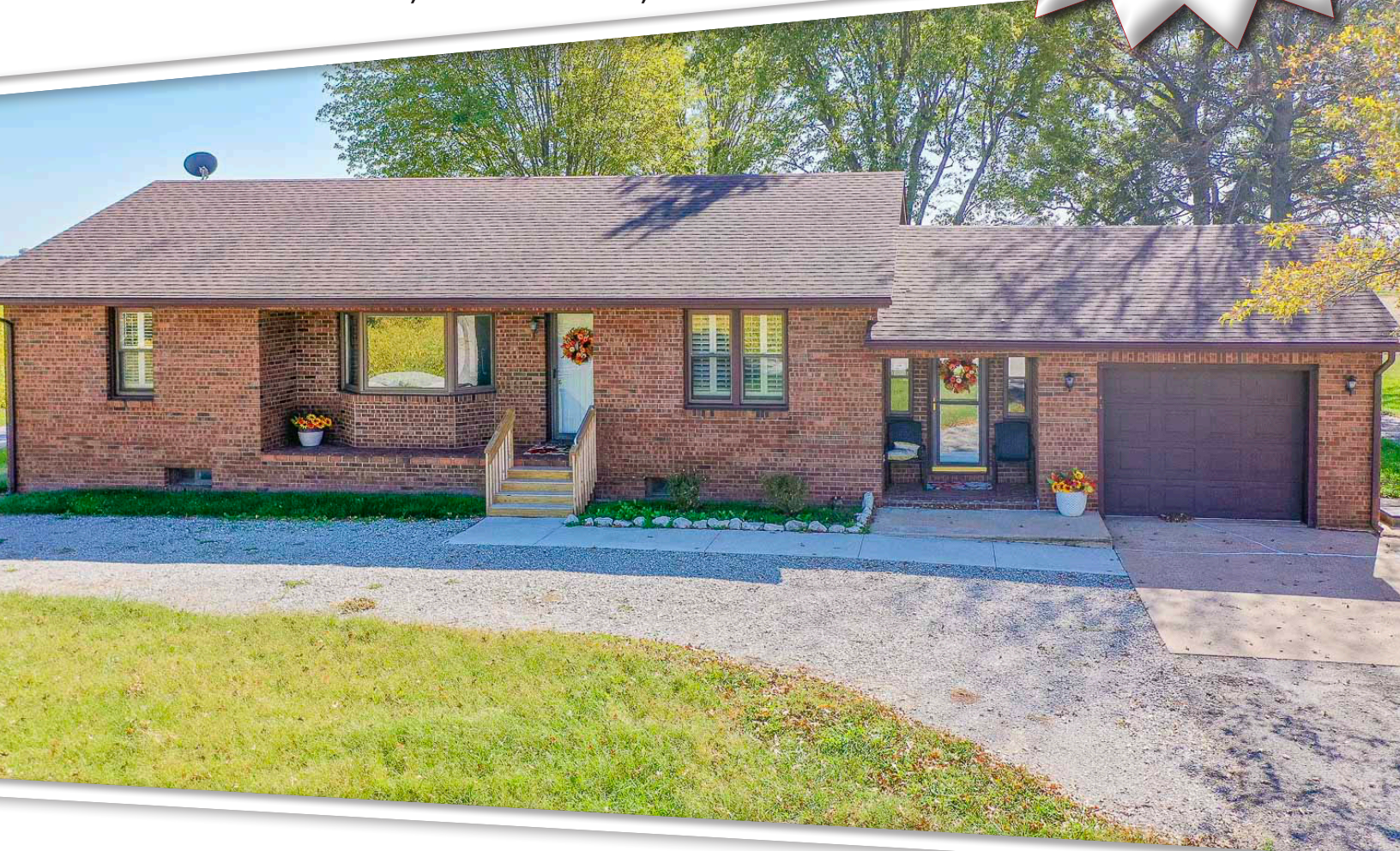
Adam Jokisch
Mobile (618) 530-8751

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

3BR/1BA HOME
w/ OUTBUILDINGS
16.75± ACRES

Online Only Real Estate Auction

8560 Sackwitz Road, New Athens, IL 62264



Bidding Closes: 5PM
Thursday, January 23, 2025

Viewing: 2:30-4:30PM
Sunday, January 19, 2025

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.

County: St. Clair ♦ ***2023 Taxes:** \$3,303

Exemptions: Owner Occupied, Senior Citizen

Parcel Number: Part 20-27.0-200-004 &
Part 20-27.0-100-004

Zoning: Agriculture

Total Lot Size: 16.75± Ac

Schools: New Athens CUSD #60 & New Athens HS

*Taxes will be re-assessed with New Owner after split

Terms: \$25,000 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

8560 Sackwitz Road Information

3BR/1BA ~ 2,006± Total Finished SF. (Includes Basement SF.) ♦ Year Built: 1940 ♦ Forced Air Heating ♦ Central Air ♦ Propane Gas Furnace
Electric: Breaker Box ♦ Electric Water Heater ♦ Water & Sewer: Well/Septic ♦ Roof: Shingle ♦ Gravel Driveway ♦ Culligan Water Softener
Generac Whole Home Propane Gas Generator ♦ Basement: Full, Partially Finished ~ 730± Sq. Ft.



Charming, well maintained and practically move in ready 3BR/1BA brick ranch home with attached single car garage, full, partially finished basement and additional outbuildings on a large 16.75+/- acre lot in New Athens, IL! The main level features a large living room, separate formal dining room, eat-in kitchen with tiled backsplash and wood cabinetry, a full bathroom and three bedrooms. The lower level is partially finished and includes a large recreational room, utility room, and storage room with built-in shelving. In addition, the property also includes a large pole barn with electric, two three-sided lean to sheds for tractor or equipment storage, four grain bins and a small cow pond. The property sits on a large 16.75± acre parcel with some tillable ground located directly off Sackwitz Road just minutes from Route 15 and Baldwin Lake! This property is a must see!

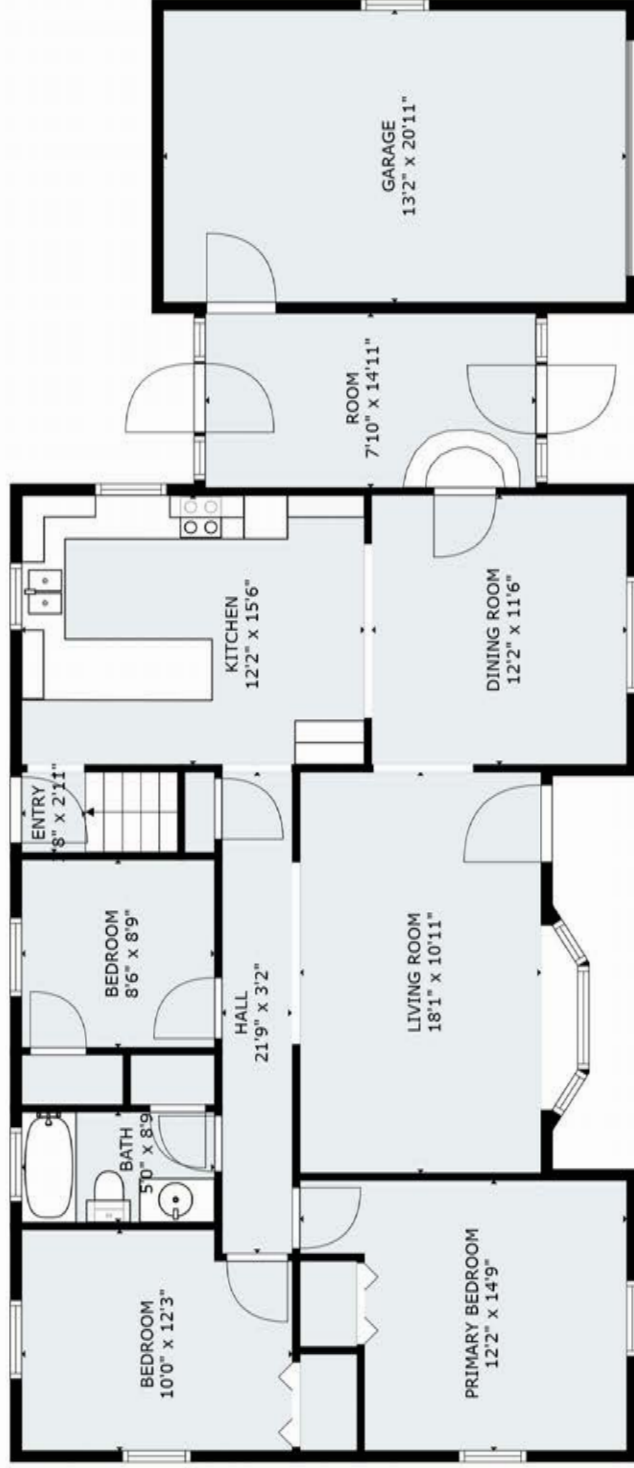


Additional Property Photographs

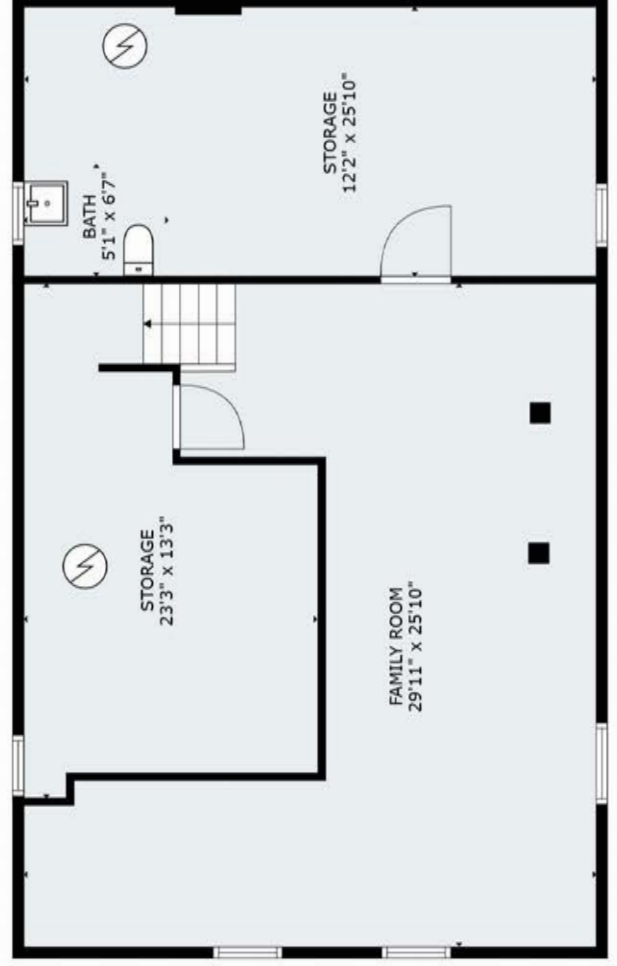


Additional Property Photographs





FLOOR 2



FLOOR 1