

Professional Real Estate Auctions By:  
**Adam's**  
Auction & Real Estate Services, Inc.  
Toll Free: 1-877-566-8751  
Adam Jokisch  
Mobile (618) 530-8751

For Online Bidding Visit:  
[www.AdamsAuctions.hibid.com](http://www.AdamsAuctions.hibid.com)

Online Only Real Estate Auction

18 Sandridge Drive, New Athens, IL 62264

**3BR/1BA HOME**

**W/ ATTACHED CARPORT**

**RECENT UPDATES**



***Bidding Closes: 5PM***

***Tuesday, December 10, 2024***

***Viewing: 12-2PM***

***Sunday, December 8, 2024***

**County:** St. Clair ♦ **2023 Taxes:** \$2,213

**Exemptions:** None

**Parcel Numbers:** 18-29.0-203-005

**Zoning:** Single Family

**Total Lot Size:** .24± Ac

**Schools:** New Athens #60 & New Athens HS

Terms: \$3,000 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

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.



# 18 Sandridge Drive Property Information

3BR/1BA ~ 1,408± Sq. Ft. ♦ Year Built: 1960 ♦ Forced Air Heating ♦ Central Air (None) ♦ Water & Sewer: Well/Septic  
Roof: Shingle (New in 2022) ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker (New in 2022)  
Gas Water Heater ♦ Gas Furnace ♦ New Well and Well Pump Installed in 2022



Attention all rehabbers! This potential filled home offers 3BR/1BA on a large lot in New Athens, IL! The home has a large living room, a combined kitchen and dining area, three bedrooms, a full bathroom and a laundry room with washer and dryer hook-ups. The exterior boasts a paved driveway, two car attached carport and a spacious back yard with additional storage shed. Recent updates include a new roof installed in 2022, a new breaker box installed in 2022, a new well and well pump installed in 2022 and updated vinyl windows. The home is situated on a 0.24± acre lot and is located minutes from IL Route 15!

**\*\*Property lies within an AE Flood Zone\*\***

