

Professional Real Estate Auctions By:

Adam's

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Online Only Real Estate Auction
18 Sandridge Drive, New Athens, IL 62264

3BR/1BA HOME
w/ ATTACHED CARPORT
REHAB HOUSE



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

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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.

18 Sandridge Drive Property Information

3BR/1BA ~ 1,408± Sq. Ft. ♦ Year Built: 1960 ♦ Forced Air Heating (None) ♦ Central Air (None) ♦ Water & Sewer: Public
Roof: Shingle ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker



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 front drive way, two car attached carport and a spacious back yard with additional storage shed. 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 ****

