

Professional Real Estate Auctions By:

Adam's

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Online Only Real Estate Auction

509 South Grace Street, Marissa, IL 62257

4BR/2BA HOME

FURNISHED

0.50± ACRES



Bidding Closes: 5PM
Wednesday, February 26, 2025

Viewing: 12-2PM
Sunday, February 23, 2025

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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.

County: St. Clair ♦ **2023 Taxes:** \$646
Exemptions: Owner Occupied, Senior Citizen
Disabled Person, Senior Assessment Freeze
Parcel Numbers: 21-27.0-163-009, 21-27.0-163-001
Zoning: Single Family
Total Lot Size: 0.50± Ac
Schools: Marissa Unit #40, Marissa HS

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1500 minimum
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

509 South Grace Street Property Information

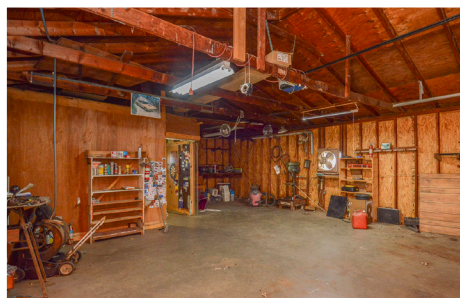
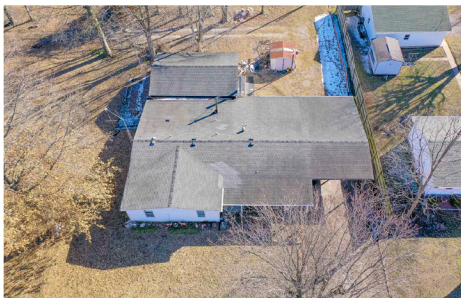
4BR/2BA ~ 1,696± Total Finished SF. ♦ Year Built: 1974 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace

Electric: Breaker Box ♦ Electric Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Gravel Driveway ♦ 20' x 32' Carport

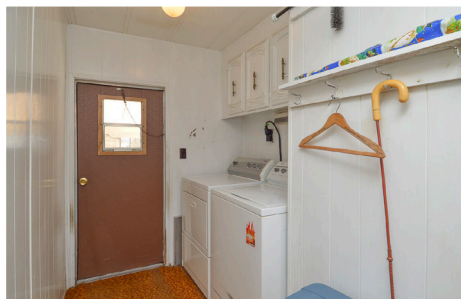
Basement: None, Crawl Space ♦ 2 Car Detached Garage w/ Electric & Heat ♦ 1 Car Attached Garage w/ Electric

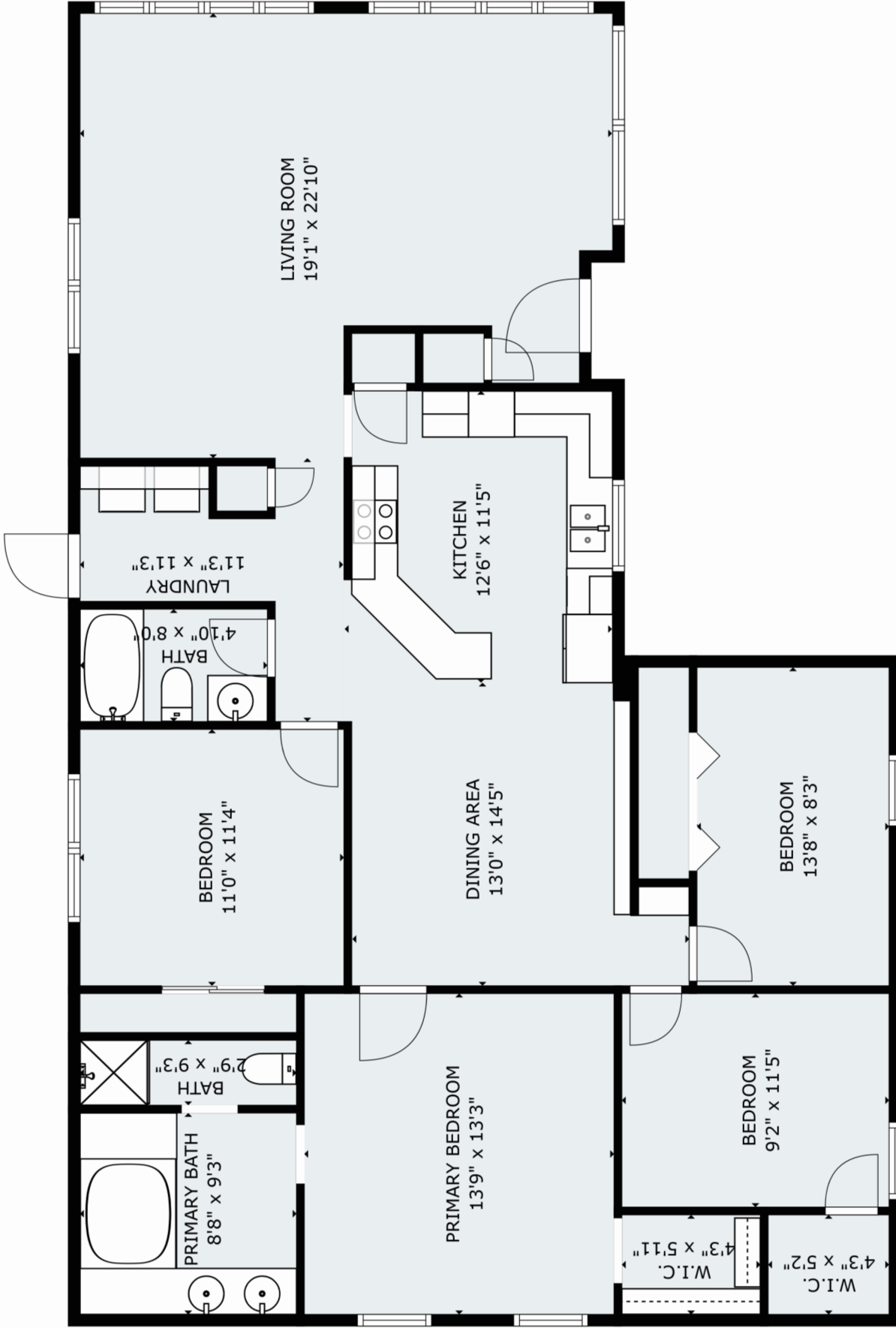


Unique opportunity to bid on and own this 4BR/2BA home with detached two car garage and attached single car garage in Marissa, IL! The home features a large living room, a combined kitchen and dining area, a full, shared bathroom, a laundry room, and four bedrooms which includes the primary bedroom complete with a full, private bathroom. The exterior features a gravel driveway with a 20' x 32' carport, an attached single car garage with electric and a two-car garage/workshop with electric and heat. The property includes two parcels selling as one with a combined 0.50+/- acres on a corner lot! Additionally, all personal property in the home, garages and on the grounds will be included in the sale!



Additional Property Photographs





FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

