

Professional Real Estate Auctions By:

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8BR/5BA HOME

COMMERCIAL POTENTIAL

0.93± AC. LOT

Online Only Real Estate Auction

620 North Main Street, Hoyleton, IL 62803



Bidding Closes: 5PM
Wednesday, April 16, 2025

Viewing: 2:30-4:30PM
Sunday, April 13, 2025

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

County: Washington ♦ 2023 Taxes: \$958

Exemptions: None

Parcel Numbers: 06-08-12-300-019, 06-08-12-300-020

Zoning: R2-Municipal

Total Lot Size: 0.93± Ac

Schools: Nashville Dist. #49, Nashville HS

Terms: \$5,000 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



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.

620 North Main Street Property Information

8BR/5BA ~3,947± Total Finished SF. ♦ Year Built: 1990 ♦ Forced Air Heating ♦ Central Air (2 Units) ♦ Gas Furnace (2 Units)

Electric: Breaker Box ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle

Basement: None, Slab ♦ Poured Concrete Driveway ♦ Side Gravel Parking Lot



Endless possibilities with this 8BR/5BA residential building with additional bonus rooms on a large 0.92+/- acre lot in Hoyleton, IL! The building was formerly being used as a CILA house and has since been renovated for residential use. There are two corridors on either side of the building that each feature four bedrooms with two jack and jill $\frac{3}{4}$ bathrooms. The building also features a large recreation room, a bonus room that could be used as a 9th bedroom as well as a combined dining hall and kitchen. The large utility room houses an oversized hot water heater and two gas furnaces. There are also additional storage rooms and a bonus half bathroom. The exterior features a covered front porch, large, poured concrete front parking lot, additional side gravel parking and a back concrete patio. The property lies within the Village of Hoyleton zoning jurisdiction and could be used for commercial purposes with approval from the Village of Hoyleton. located minutes from either I-64 or HWY 51. Two parcels selling as one!



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.