

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

Online Only Real Estate Auction

171 Urbanna Drive, Freeburg, IL 62243

3BR/1BA HOME
0.22± ACRE LOT
FREEBURG SCHOOLS



Bidding Closes: 5PM
Wednesday, May 21, 2025

Viewing: 12-2PM
Sunday, May 18, 2025

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

County: St. Clair ♦ **2023 Taxes:** \$2,713
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 14-29.0-109-024
Zoning: Single Family
Total Lot Size: 0.22± Ac
Schools: Freeburg Dist. #70 & Freeburg HS

Terms: \$10,000 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.

171 Urbanna Drive Property Information

3BR/1BA ~ 1,696± Total Finished SF (Includes Basement SF) ♦ Year Built: 1956 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Fuses
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway ♦ Basement: Full, Partially, Finished ~ 616± Finished SF



Potential filled 3BR/1BA ranch home with a full, partially finished basement and attached single car carport in Freeburg, IL! The main level features a spacious living room that flows into the formal dining room. The kitchen boasts a built-in hutch as well as a breakfast nook and includes all appliances. Rounding out the main level square footage are two equally spacious bedrooms and a full bathroom. The partially finished lower level includes a large rec room with pool table, built-in bar area and the third bedroom in addition to the washer and dryer hook-ups are also in the lower level as well as an unfinished storage and utility room. The home is situated on a large 0.22± acre corner lot and is located just minutes from schools and amenities in downtown Freeburg!



Additional Photographs



