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**Adam's**  
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## Online Only Real Estate Auction

6766 State Route 156, New Athens, IL 62264

**3BR/2BA HOME  
w/ OUTBUILDINGS  
ON 7.06± AC**

Lines are approximate.

7.06+/- Ac

***Bidding Closes: 5PM***  
***Thursday, May 1, 2025***

***Viewing: 12-2PM***  
***Sunday, April 27, 2025***

County: St. Clair ♦ 2023 Taxes: \$3,053

Exemptions: None

Parcel Number: 17-25.0-300-004

Zoning: A1- Agriculture

Total Lot Size: 7.06± Ac

Schools: New Athens Unit #60, New Athens 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

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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.



# 6766 State Route 156 Property Information

3BR/2BA ~ 2,240± Total Finished Sq. Ft. ♦ Year Built: 1908 ♦ Forced Air Heating ♦ Central Air

Propane Gas Furnace ♦ Electric Water Heater ♦ Water & Sewer: Well/Septic ♦ Roof: Shingle (New in 2024)

Basement: Partial, Unfinished/Crawl Space ♦ Electric: Circuit Breaker ♦ Gravel Driveway ♦ Detached 2 Car Garage



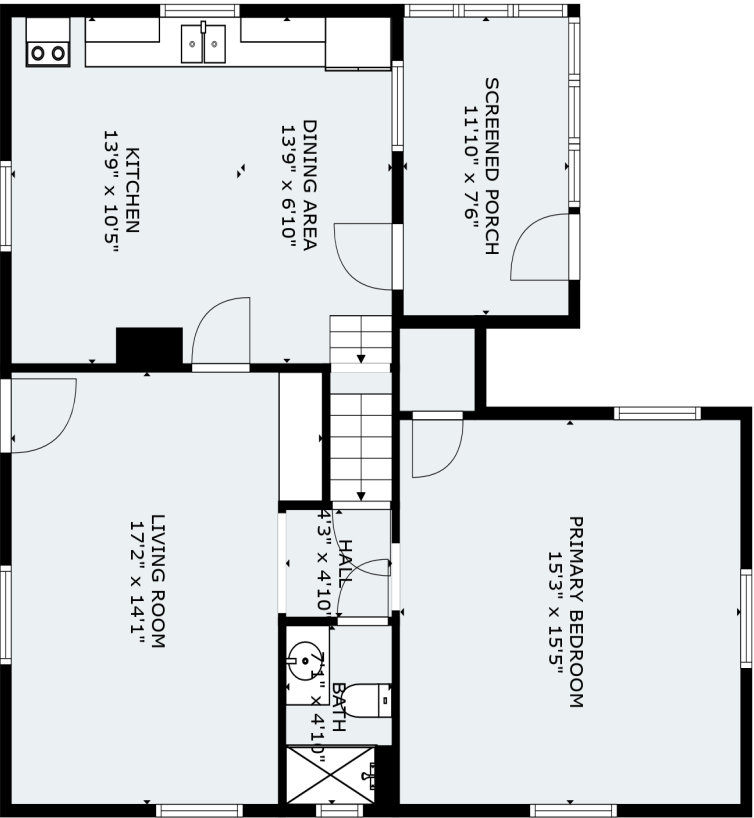
Charming 3BR/2BA home and additional outbuildings on 7.06± ac. with approximately 4.28± ac. of tillable ground in New Athens, IL! The main level of the farmhouse features a large family room, a spacious primary bedroom, a ¾ bath, and combined kitchen and dining area. The homes remaining two bedrooms are on the second floor on either side of an open common area and share a ½ bath. The home has an unfinished, walk-up basement which provides additional storage space. The exterior features a covered front porch and enclosed sunroom off the kitchen. Recent updates to the home include a new roof in 2024 and new upper-level windows installed in 2020. The property includes a detached 2-car garage with electric, an additional 12' x 8' shed for storage as well as a small cow pond. The remaining outbuildings on site are in various stages of disrepair and will need to be repaired or replaced before use. The property is located directly off State Route 156, within the St. Clair County zoning jurisdiction and just minutes from all amenities in either Smithton, Hecker, Red Bud, or Freeburg, IL!



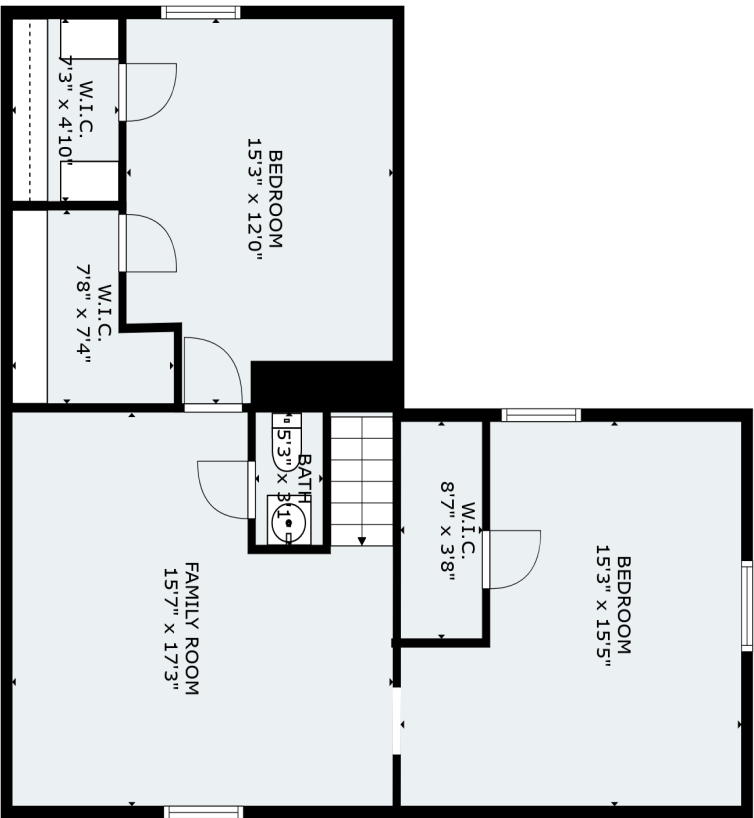


# *Additional Property Photographs*

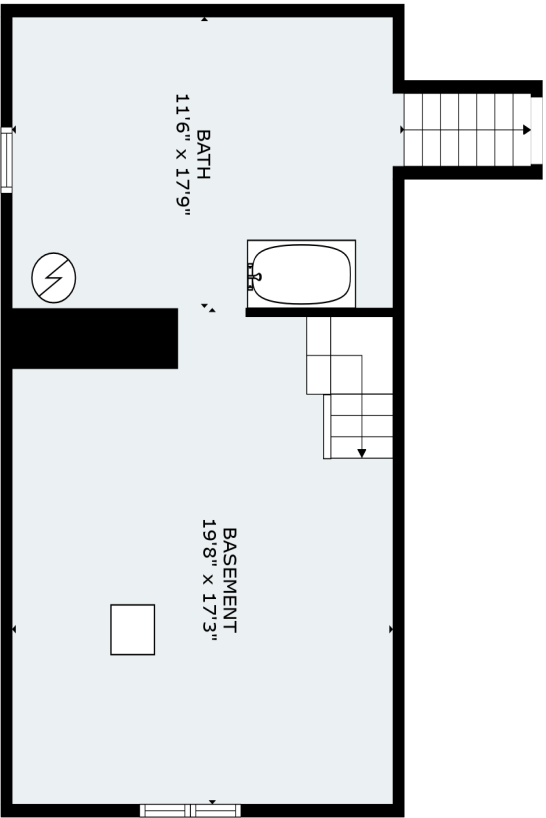




FLOOR 2



FLOOR 3



FLOOR 1