

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

3BR/2BA HOME
ATTACHED GARAGE
COMMUNITY POOL

Online Only Real Estate Auction

974 Forest View Drive, Columbia, IL 62236



Bidding Closes: 6PM
Thursday, May 15, 2025

Viewing: 2:30-4:30PM
Sunday, May 4, 2025

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

County: Monroe ♦ 2023 Taxes: \$3,409
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Parcel Number: 04-17-402-008-000
Zoning: Single Family
Total Lot Size: 0.22± Ac
Schools: Columbia Dist. #4 & Columbia 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.

974 Forest View Drive Property Information

3BR/2BA ~ 2,280± Total Finished SF. (Includes Basement Sq. Ft.) ♦ Year Built: 1988 ♦ Forced Air Heating ♦ Central Air ♦ Electric Furnace ♦ Electric: Breaker Box
Electric Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle (New in 2025) ♦ Concrete Driveway ♦ Basement: Full, Partially Finished ~ 425+/- Finished Sq. Ft.



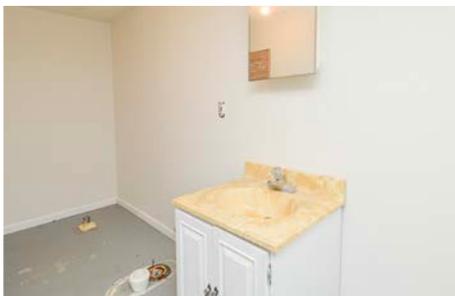
Beautifully maintained 3BR/2BA solid brick home with attached two car garage and a full, partially finished basement in Columbia, IL! The main entrance opens to the front foyer and spacious living room complete with wood burning fireplace and newer vinyl flooring. The combined kitchen and dining area offers seamless meal prep and gatherings featuring a center island, tiled backsplash and stainless-steel appliances. In addition, the homes washer and dryer are also located in a laundry closet off the front of the kitchen. The home features three large bedrooms, including the primary suite with private ¾ bathroom and a spacious closet. The home's second full bathroom is off the main hallway. The lower level is partially finished with a large, rec room and roughed in bathroom. The unfinished space offers a workshop with exterior, walk-out access to the backyard and two bonus rooms that could be finished adding to the total living space! The home is situated on a 0.22+/- acre lot and is located within the Meadow Ridge HOA with an annual fee of \$330.00 that provides access to the club house, recreational area and in ground community pool! Recent updates to the home include a new roof installed in 04/25 and a new heat pump installed in 2023.

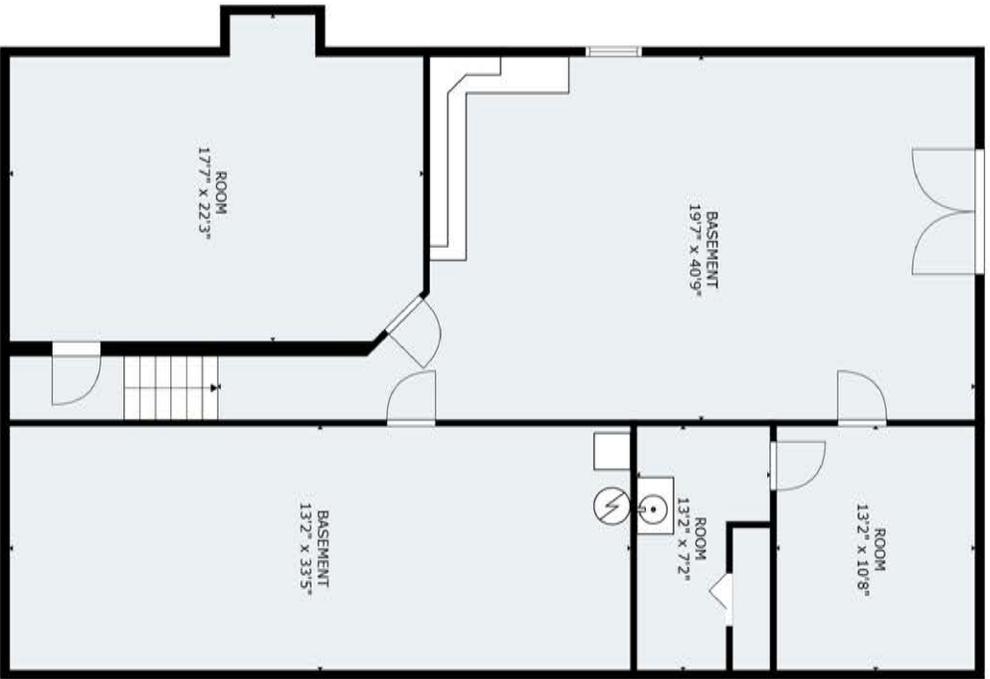


Additional Property Photographs



Additional Property Photographs





FLOOR 1



FLOOR 2

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

