

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

307 South Street, Smithton, IL 62285

4BR/1BA HOME
FULL BASEMENT
DETACHED
1-CAR GARAGE



Bidding Closes: 6:30pm
Wednesday, July 23, 2025

Property Viewing:
Sunday, July 20 ~ 2:30-4:30pm

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

County: St. Clair ♦ **2024 Taxes:** \$635
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Parcel Number: 13-33.0-223-002
Zoning: Single Family
Total Lot Size: 0.30± Ac
Schools: Smithton Dist. #130 & Freeburg 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.



307 South Street Property Information

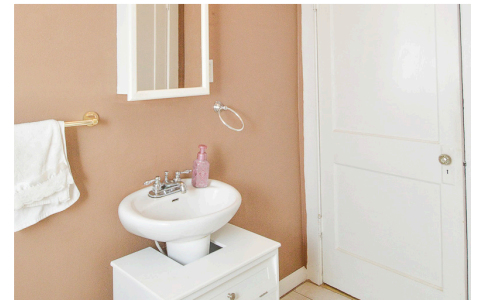
4BR/1BA ~ 1,620± Finished SF ♦ Year Built: 1947 ♦ Forced Air Heating ♦ Central AC ♦ Gas Furnace
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle (New in 2024) ♦ Electric: Fuses
Basement: Full, Unfinished, Walk-Up ♦ Water Softner

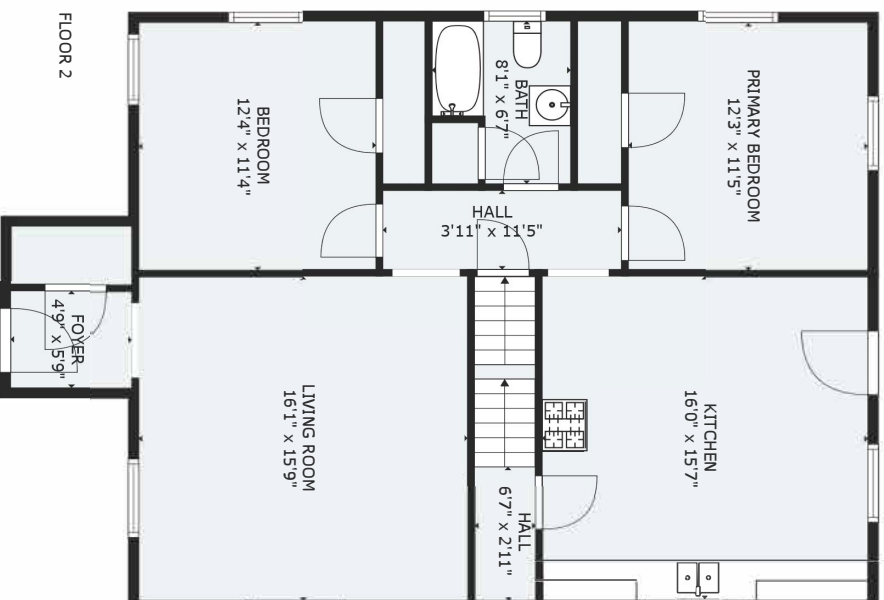
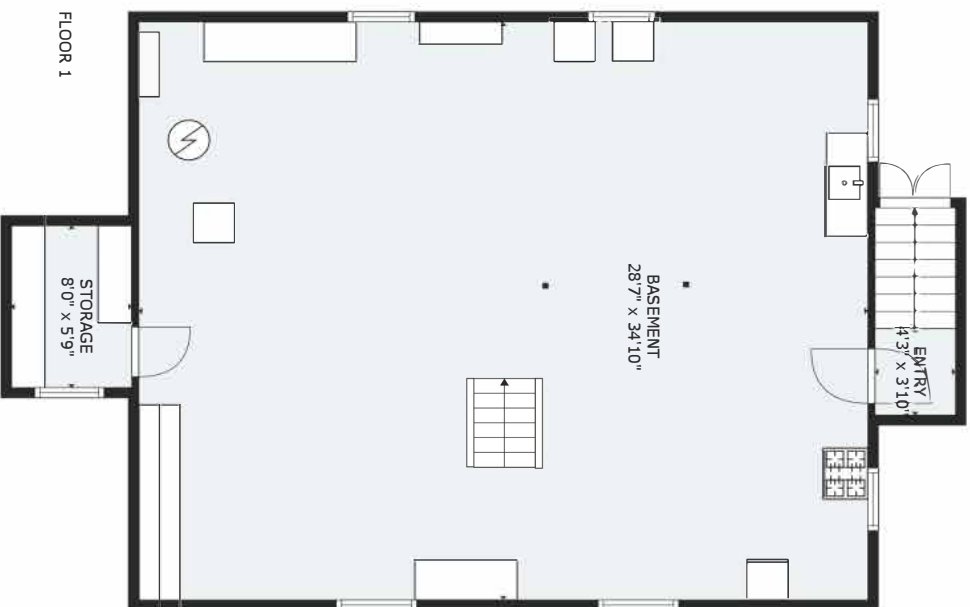


Step into this well-maintained 4-bedroom, 1-bath home brimming with potential and located on a generous 0.30± acre corner lot in Smithton, IL. The bright and spacious living room welcomes you with laminate flooring and window treatments, while the oversized eat-in kitchen boasts abundant cabinet space, a tiled backsplash, and a gas stove, perfect for everyday meals or entertaining friends and family. Two comfortable bedrooms and a full bath are conveniently located on the main level, with two more bedrooms upstairs plus a versatile bonus room that could easily serve as a fifth bedroom, home office, or creative space. The full, unfinished basement includes laundry hookups and offers an opportunity to expand your living area to suit your needs. With a detached garage, ample outdoor space, and proximity to downtown Smithton, schools and amenities, this home is a smart investment ready for modern updates and personal touches. Do not miss out, bring your vision, and make it yours!



Additional Property Photographs





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

