

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](http://www.AdamsAuctions.hibid.com)

# Online Only Real Estate Auction

203 W First Street, Ellis Grove, IL 62241

**3BR/2BA ESTATE HOME**

**DETACHED GARAGE**

**0.23± AC LOT**



***Bidding Closes: 5:30PM***  
***Thursday, August 14, 2025***

***Viewing: 2:30-4:30PM***  
***Sunday, August 10, 2025***

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

**County:** Randolph ♦ **2023 Taxes:** \$1,192  
**Exemptions:** Owner Occupied, Senior Freeze  
Homestead Senior

**Parcel Number:** 11-047-010-00

**Zoning:** Single Family

**Total Lot Size:** 0.23± Ac

**Schools:** Chester Unit #139 & Chester 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.





# 203 West First Street Property Information

3BR/2BA ~ 1,606± Total Finished SF. ♦ Year Built: 1950 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater  
Water & Sewer: Public ♦ Roof: Metal ♦ Gravel Driveway ♦ Electric: Breaker Box ♦ Basement: Partial, Unfinished/Crawl Space ♦ Sump Pump

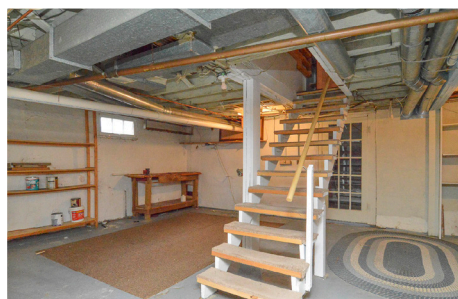


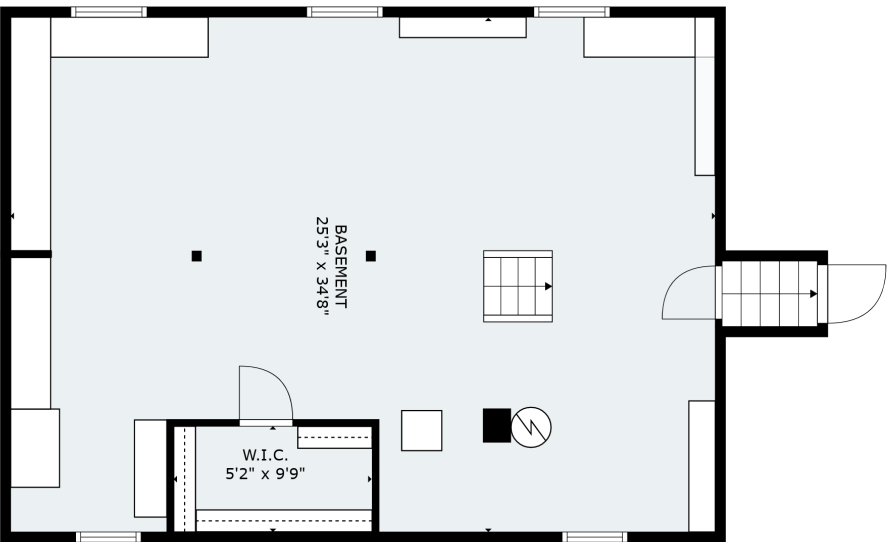
This nicely maintained three-bedroom, two-bathroom residence located in Ellis Grove, Illinois, presents an exceptional opportunity for personalization and modern updates. Upon entering, you are welcomed into a spacious living and dining area featuring carpeted flooring and expansive vinyl windows that allow for abundant natural light. The adjacent kitchen is well-appointed with custom upper and lower cabinetry offering generous storage, and it includes all major appliances. The primary bedroom, situated along the main hallway, features a private three-quarter bathroom and an oversized closet. A second generously sized bedroom is located near a full guest bathroom. Completing the main level is a sunlit family room, surrounded by windows on all sides and offering direct access to the covered rear porch. The third bedroom is situated on the upper level and includes a walk-in closet and carpeted flooring. The unfinished walk-up basement contains washer and dryer hookups and provides considerable additional storage space. Set on an attractively manicured 0.23± acre lot, this property also features a detached two-car garage and is located within the Chester Unit #139 School District.



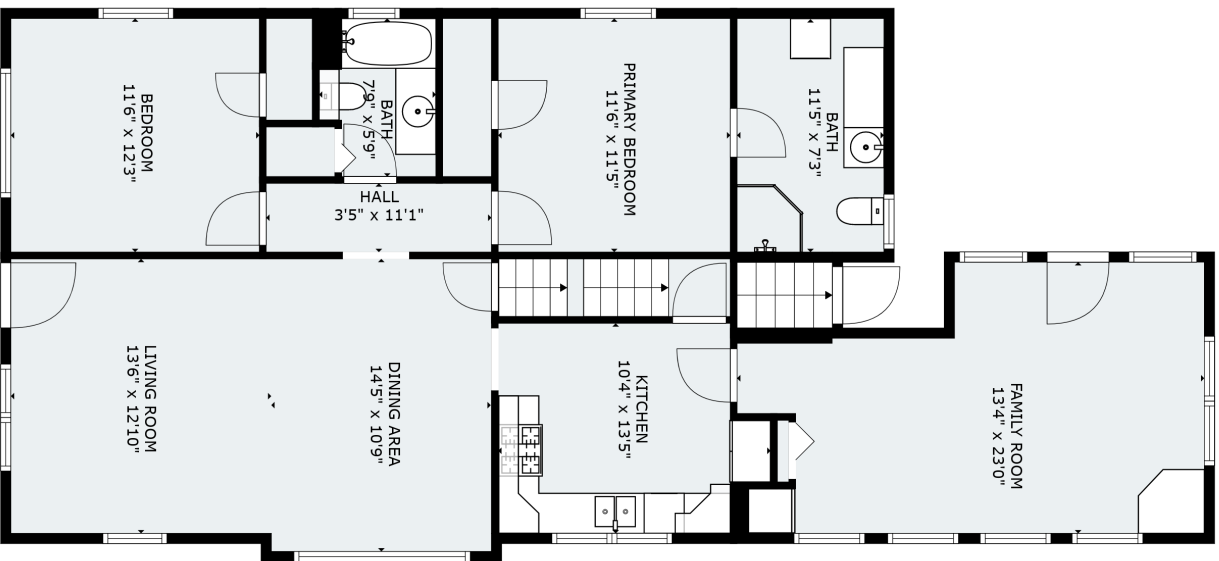


# *Additional Property Photographs*

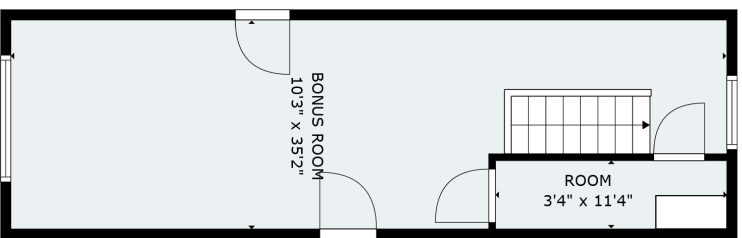




FLOOR 1



FLOOR 2



FLOOR 3

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

