

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

112 North Breese Street, Millstadt, IL 62260

3BR/2BA HOME

**ATTACHED
2-CAR GARAGE**

0.41± ACRES



Bidding Closes: 5PM
Tuesday, September 30, 2025

Viewing: 12-2PM
Sunday, September 28, 2025

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

County: St. Clair ♦ **2024 Taxes:** \$3,036

Parcel Number: 12-10.0-104-019

Exemptions: Owner Occupied, Senior Citizen
Disabled Person, Senior Freeze

Zoning: Single Family

Total Lot Size: 0.41± Ac

Schools: Millstadt Dist. #160 & Belleville West 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.

112 North Breese Street Property Information

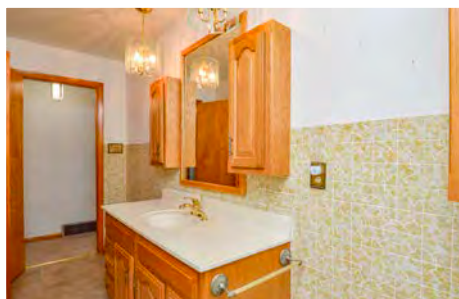
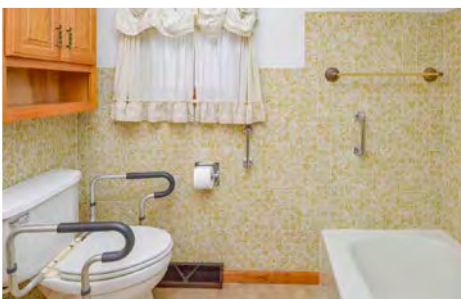
3BR/2BA ~ 2,978± Total Finished Sq. Ft. ♦ Year Built: 1969 ♦ Forced Air Heating & Electric Baseboard Heat ♦ Central Air ♦ Gas Furnace
Gas Water Heater ♦ 16' x 15' Heated All Seasons Room ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Finished
Electric: Circuit Breaker ♦ Wood Burning Fireplace (1) ♦ 12' x 10' Shed ♦ 24' x 16' Shed



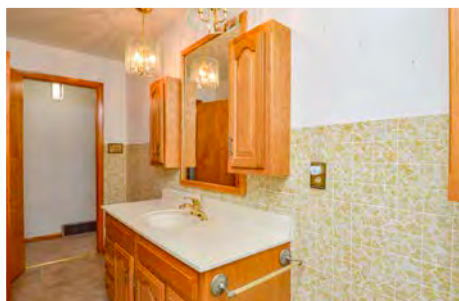
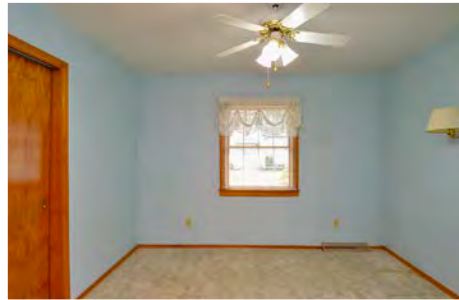
Lovingly cared for and immaculately maintained 3BR/2BA solid brick ranch with a full, finished basement on a large 0.41+/- acre corner lot with additional outbuildings located within the heart of Millstadt, IL! The spacious living room welcomes you with carpeted flooring and window treatments, while the combined dining area and kitchen offers an abundance of cabinet space, a tiled backsplash and includes all appliances. Directly off the dining area through two sliding glass doors is a heated sunroom perfect for enjoying quiet evenings while looking out onto the spacious backyard. A well-appointed full bathroom houses the upper-level washer and dryer hook-ups, includes both appliances and is located off the main hallway just steps away from two generously sized bedrooms and the oversized primary bedroom. The full, finished basement is accessed through the attached two car garage and offers a recreational room complete with a decorative fireplace that opens to a multipurpose area with built in bar. An additional kitchen complete with upper and lower cabinets, sink and electric sits directly off the multipurpose room and houses a three-quarter bathroom as well as the lower-level washer and dryer hook-ups. Recent updates and highlights of the home include Anderson windows, hardwood flooring beneath the carpeting in the primary bedroom and back bedroom, a new furnace and air conditioner installed in 2023, plumbing repairs in the basement completed in August of this year, and a basement crack injection repair by Helitech in November 2020 which includes a limited transferable warranty. A new roof was installed in 2014. The home is centrally located near shops and restaurants in downtown Millstadt while still just minutes away from IL Rte. 15 and all major Metro East thoroughfares!



Additional Property Photographs



Additional Property Photographs





FLOOR 2



FLOOR 1

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