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Online Only Real Estate Auction

2352 Hickory Hill Lane, Highland, IL 62249

3BR/2.5BA HOME

**DETACHED
2-CAR GARAGE**

5.39± ACRES



Bidding Closes: 6PM
Wednesday, September 24, 2025

Viewing: 12-2PM
Sunday, September 21, 2025

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

County: Madison ♦ **2024 Taxes:** \$6,175
Parcel Number: 05-1-23-01-00-000-001.007
Exemptions: Owner Occupied, Senior Citizen
Zoning: Single Family
Total Lot Size: 5.39± Ac
Schools: Triad CU #2 & Triad 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.

2352 Hickory Hill Lane Property Information

3BR/2.BA ~ 2,884± Total Finished Sq. Ft. ♦ Year Built: 1976 ♦ Forced Air Heating ♦ Central Air ♦ Propane Gas Furnace
Propane Gas Water Heater ♦ Water & Sewer: Public Water & Well/Septic ♦ Roof: Shingle ♦ Basement: Full, Partially Finished
Electric: Circuit Breaker ♦ Wood Burning Fireplace (1) ♦ Whole House Propane Gas Generac Generator ♦ Triad School District

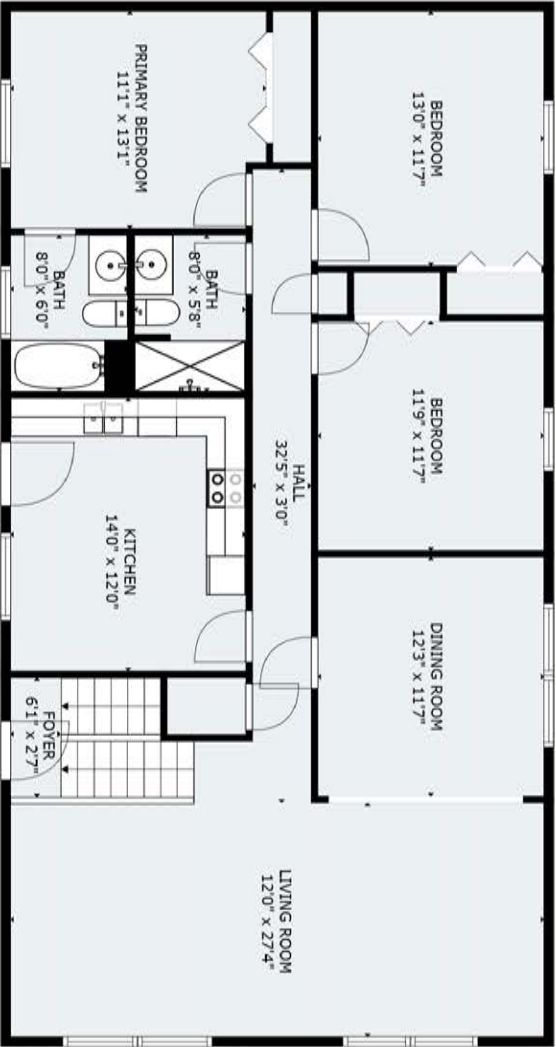


Imagine pulling down a tree-lined drive and arriving at this lovingly cared-for split-level sanctuary, nestled on 5.39± acres of rolling lawns, untouched fields, and mature woodlands. The morning sun filters through towering trees, warming the spacious living room where plush carpet and generous windows welcome you home. On the main level, the formal dining area opens into a bright kitchen that is both practical and charming. Custom cabinetry, a built-in wall pantry and gleaming appliances surround a cozy breakfast nook, inviting weekend brunches and weekday coffee rituals alike. Retreat to the primary suite, where dual oversized closets and a private bath create the perfect haven for unwinding. Two additional bedrooms share a beautifully outfitted full bathroom just steps away, offering comfortable space for family or guests. Venture downstairs to discover a partially finished lower level, where a wood-burning fireplace sets the scene for movie nights or game days. A convenient half bath sits nearby, while the unfinished area hides all utilities, laundry hookups and a wealth of storage ready to adapt to your vision. Outside, a detached two-car garage stands ready for cars, toys, or workshop projects. The expansive acreage offers room to roam, garden, or even build while Highland's shops, dining and amenities remain just minutes away. Within the celebrated Triad School District, this home blends peaceful country living with everyday convenience. Your next chapter, the one filled with sunrise strolls, fireside evenings and endless possibilities, awaits right here.



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.

