

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

5451 CLUB CONGRESS ROAD, WATERLOO, IL 62298

3BR/2BA HOME
3.0± ACRES
(2.12± TILLABLE AC)
FULL BASEMENT



Bidding Closes: 7PM
Wednesday, October 29, 2025

Viewing: 12-2PM
Sunday, October 26, 2025

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

County: St. Clair County ♦ **2024 Taxes:** \$3,347

Parcel Number: 17-29.0-200-006

Exemptions: None

Zoning: Single Family

Total Lot Size: 3.0± Ac

Schools: New Athens #60 & New Athens 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.

5451 Club Congress Road Property Information

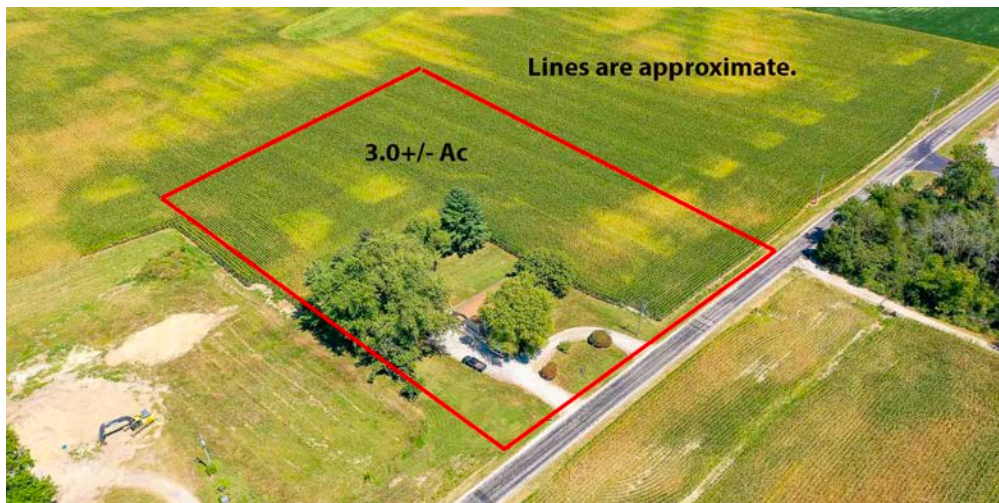
3BR/2BA ~ 1,456± Total Finished SF ♦ Year Built: 1978 ♦ Forced Air Heating ♦ Central AC ♦ Propane Gas Furnace New in '14)

Propane Gas Water Heater ♦ Water & Sewer: Disconnected Well/Septic ♦ Roof: Shingle ♦ Basement: Full, Unfinished ♦ Electric: Circuit Breaker



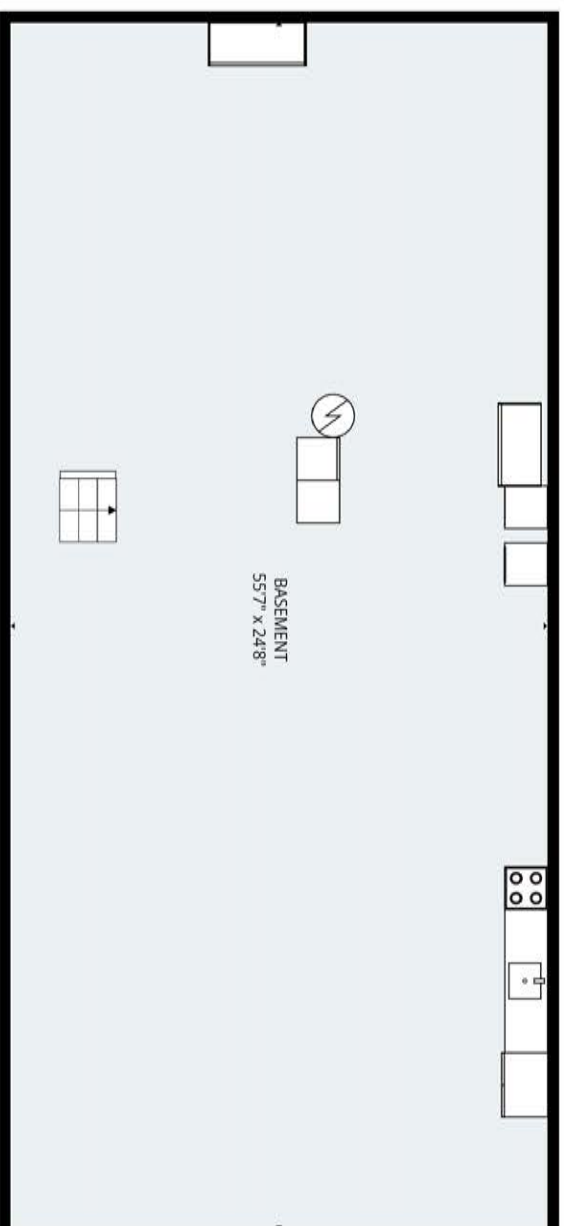
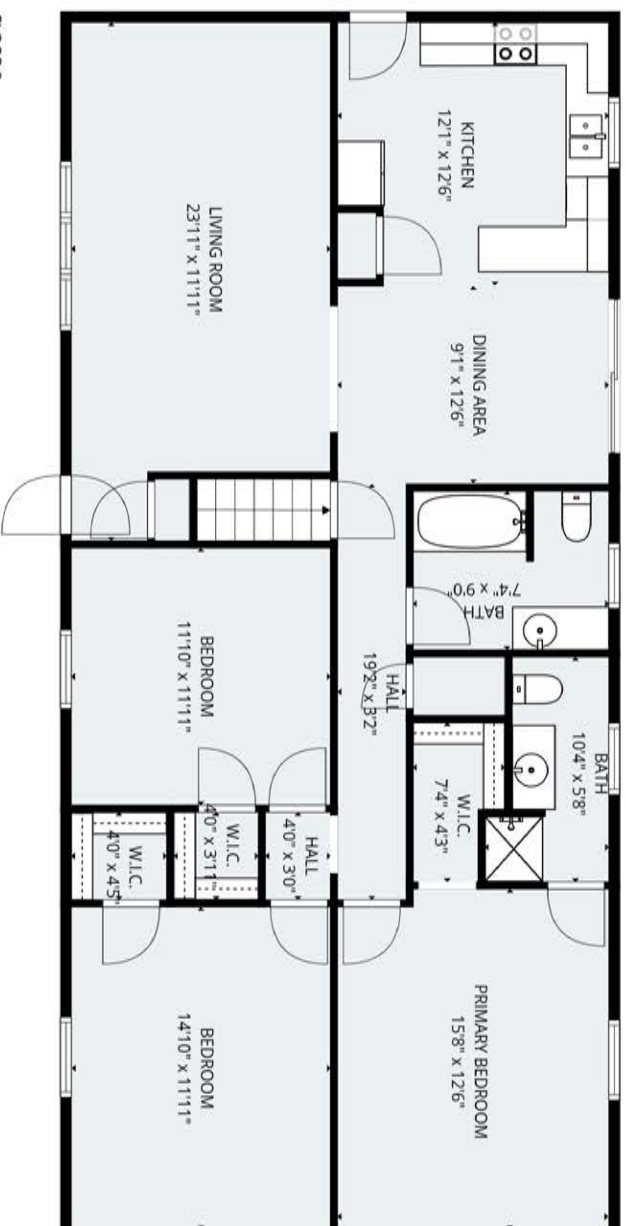
Welcome to this inviting partially brick, ranch home nestled on a generous 3.0± acre lot in Waterloo, including 2.12± acres of tillable ground. This property blends country charm with everyday convenience, offering a peaceful setting just minutes from IL-Route 158 for easy commuting. Step inside through the main entrance and discover a spacious living room bathed in natural light from a large front window. The adjoining kitchen and dining area feature all major appliances, ample cabinetry, and expansive countertops, perfect for both meal preparation and casual gatherings. Down the main hallway, three comfortable bedrooms await, including a primary suite complete with a walk-in closet and a private three-quarter bathroom. The two additional bedrooms share a full bathroom located just steps away, offering functionality and comfort for family or guests. The full, unfinished basement houses the laundry and utility area and comes equipped with a washer and dryer, deep freeze, hand sink, and electric stove, adding practical convenience to daily living. Outside, a covered front porch offers a quiet spot for morning coffee with serene views of the surrounding countryside. A covered side entrance with an accessible ramp leads directly into the kitchen, making unloading groceries a breeze. The drive-through gravel driveway provides ample parking, while the poured concrete patio at the rear connects seamlessly to the dining area through elegant French doors, creating a natural flow for entertaining and outdoor enjoyment. Experience the comfort of ranch-style living in a tranquil rural setting with endless possibilities.

**** The well that services the property will not be available for service to 5451 Club Congress Road any longer as the current well sits on the neighboring property. It will be the responsibility of the new owner to dig/install a new well to service the property****



Additional Property Photographs





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