

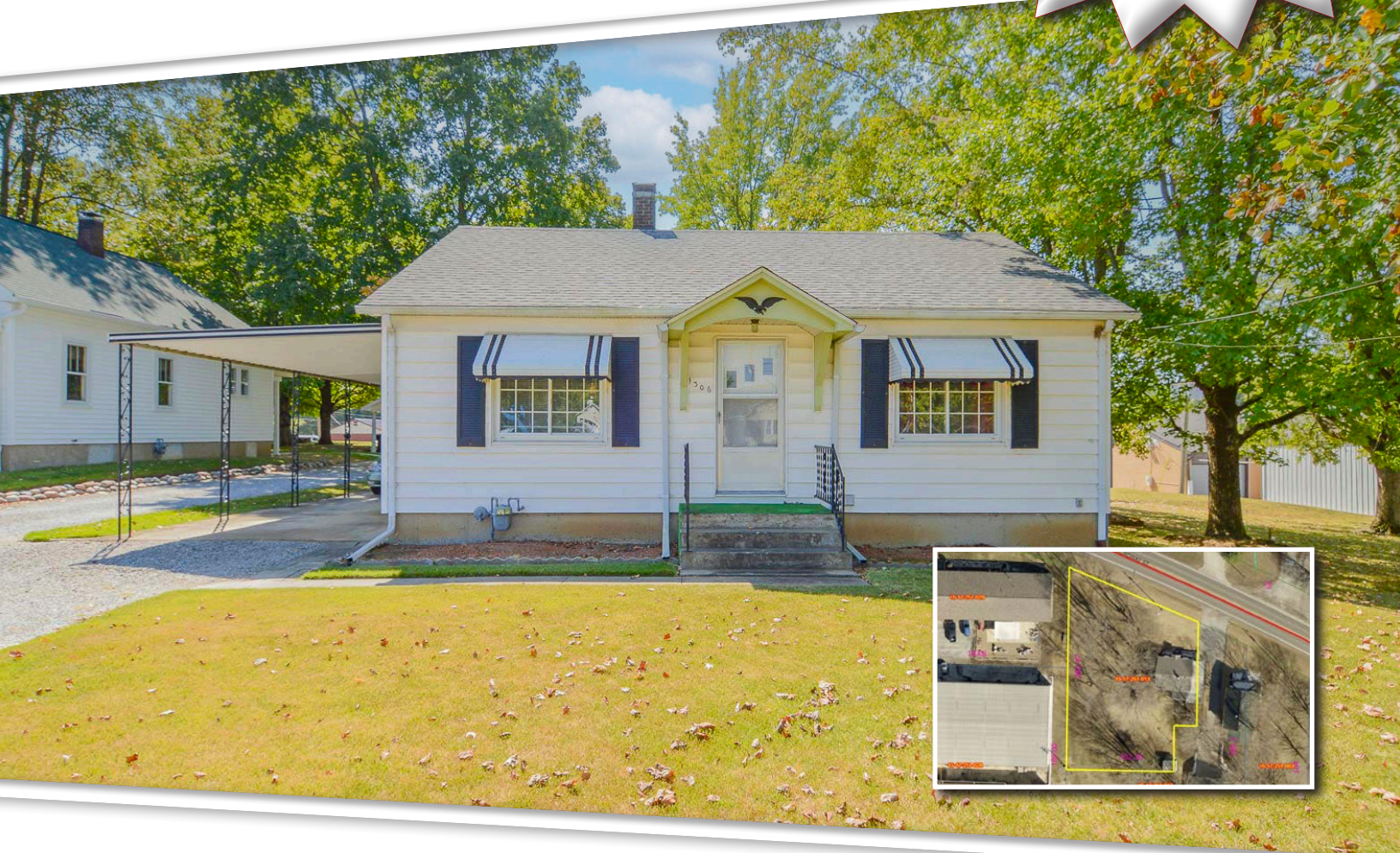
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Online Only Real Estate Auction

1306 West Broadway, Steeleville, IL 62288

2BR/1BA HOME
0.45± ACRE LOT
FULL BASEMENT



Bidding Closes: 5PM
Wednesday, October 15, 2025

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

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County: Randolph ♦ **2024 Taxes:** \$521
Exemptions: Owner Occupied, Homestead Senior,
Senior Freeze
Parcel Numbers: 17-065-013-00
Zoning: Single Family
Total Lot Size: 0.45± Ac
Schools: Steeleville Unit #138 & Steeleville 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



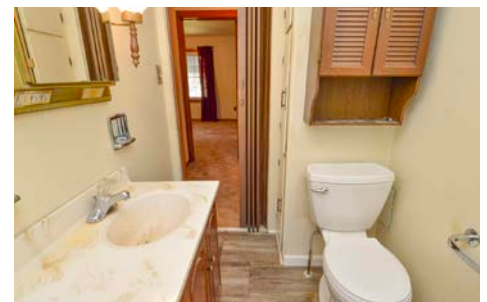
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

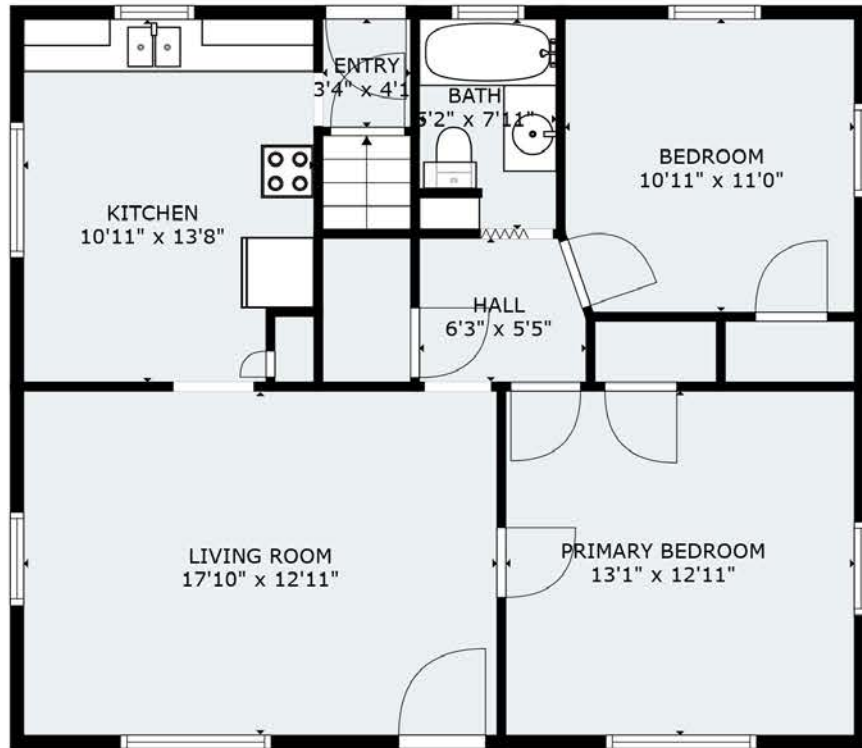
1306 West Broadway Property Information

2BR/1BA ~ 896± Total Finished SF ♦ Year Built: 1950 ♦ Forced Air Heating ♦ Central Air Conditioning ♦ Gas Furnace
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Unfinished ♦ Electric: Circuit Breaker

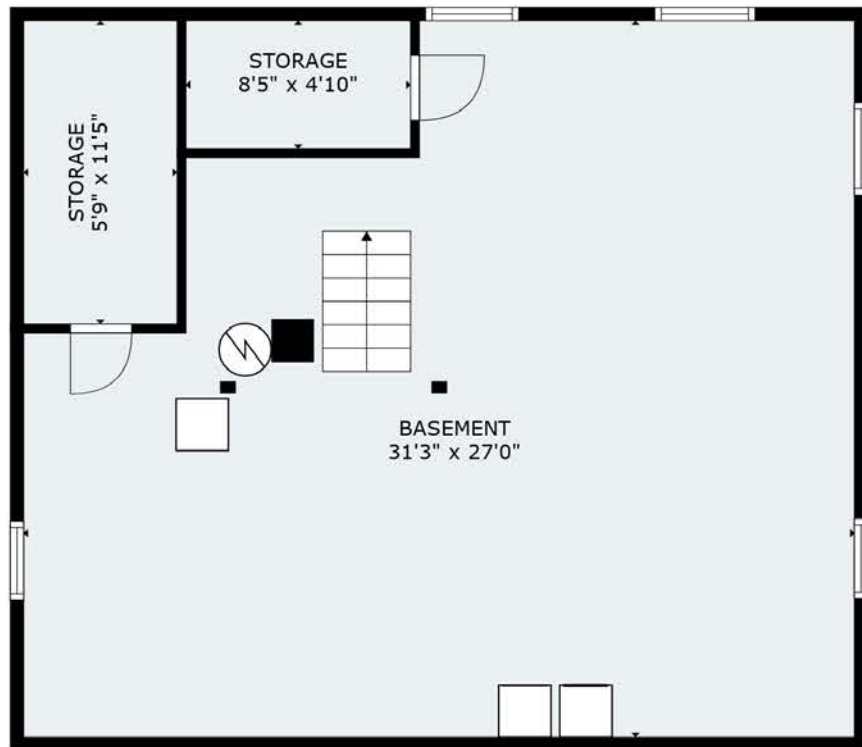


Nestled on spacious level grounds, this charming 2-bedroom, 1-bath ranch home welcomes you with a bright, sunlit living room where oversized windows illuminate every corner. The seamless flow from the living area into the combined kitchen and dining space creates an ideal setting for both everyday meals and intimate gatherings, with ample cabinetry, generous countertops, and all major appliances included for your convenience. A cozy hallway leads to two restful bedrooms, each offering closet space and easy access to a well-appointed full bathroom. Below, the full, unfinished basement awaits your creative touches, whether you envision a home theater, fitness studio, or additional living quarters, the existing laundry hookups and utilities are already in place to streamline your renovation plans. Outside, an attached two-car carport provides sheltered entry straight onto a covered back porch, making rainy days and unloading groceries effortless. The expansive lot invites endless possibilities, from designing your dream garden oasis to adding a workshop or playground for the kids. Ideally situated within minutes of local schools, shopping, and dining, and with quick access to IL-Route 4, this Steeleville gem blends small-town charm with modern convenience. ****Shed in the back yard not included in the sale of the property****





FLOOR 2



FLOOR 1

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