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## Online Only Real Estate Auction

4 North West Street, Freeburg, IL 62243

**3BR/2BA BRICK RANCH**  
**TUCK-UNDER**  
**2-CAR GARAGE**  
**0.73± ACRES**



***Bidding Closes: 6:30PM***  
***Thursday, October 15, 2025***

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

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

**County:** St. Clair ♦ **2024 Taxes:** \$2,047  
**Parcel Number:** 14-19.0-302-007  
**Exemptions:** Owner Occupied, Senior Citizen  
Senior Assessment Freeze  
**Zoning:** Single Family  
**Total Lot Size:** 0.73± Ac  
**Schools:** Freeburg Dist. #70 & Freeburg 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.

# 4 North West Street Property Information

3BR/3BA ~ 1,651± Total Finished SF ♦ Year Built: 1959 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public  
Roof: Shingle (New in 2018) ♦ Basement: Full, Partially Finished ~ 493± Finished SF ♦ Electric: Circuit Breaker ♦ Gravel Driveway ♦ Wood Burning Fireplace  
36' x 24' Outbuilding w/ Electric

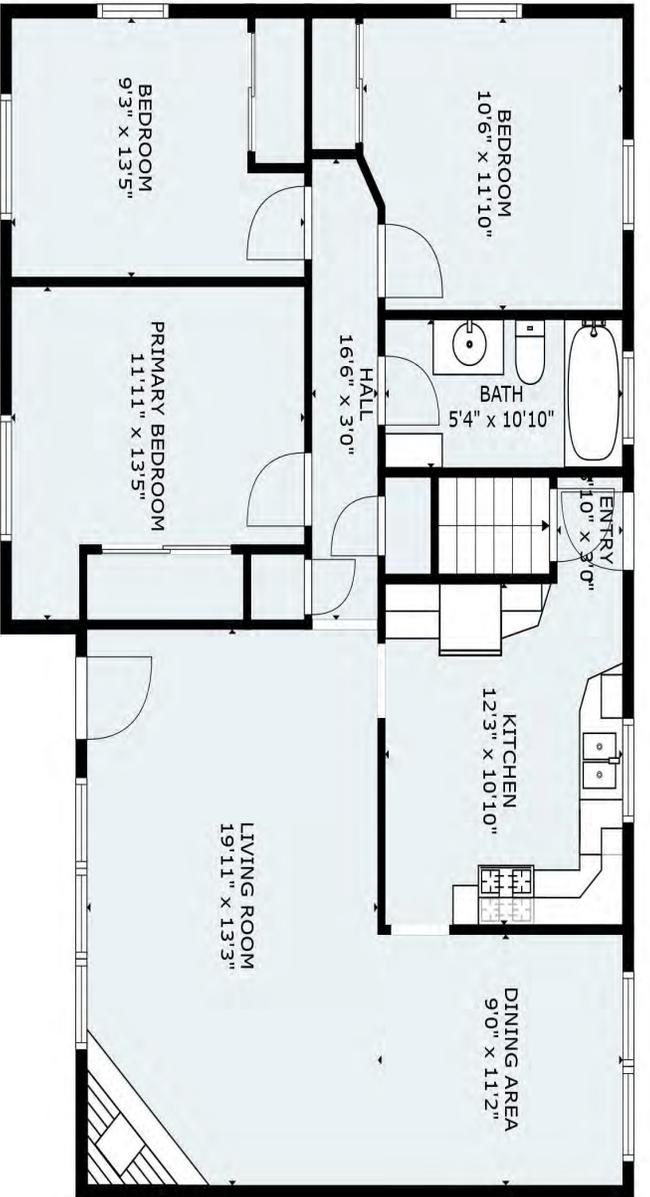


Experience the charm of this custom-built brick home nestled in the heart of Freeburg, IL. Lovingly maintained and brimming with character, this three-bedroom, two-bath home invites your distinctive touch and creative updates. Sunlight pours into the family room through vinyl windows dressed in treatments, drawing the eye to the floor-to-ceiling brick and stone mantle that anchors the wood-burning fireplace. Adjacent to the family room, the formal dining area easily converts into a second living space or home office, while the kitchen offers generous countertop space, stainless steel appliances, and ample cabinet storage. Three equally sized bedrooms line the main hallway, each just steps from the home's full bath, ensuring comfort and convenience for family and guests alike. Downstairs, a finished bonus room awaits alongside a three-quarter bath and a dedicated laundry and utility space complete with washer, dryer, and utility sink. Direct access to the oversized two-car tuck-under garage makes everyday living effortless. Outside, a 36' x 24' outbuilding equipped with electricity provides endless possibilities for vehicle storage, a workshop, or hobby haven. Set on a sprawling 0.73± acre lot, the manicured lawns and rolling landscape create a serene retreat. With top-rated schools, Metro East amenities, and Scott Air Force Base just minutes away, this home combines timeless craftsmanship with modern versatility.

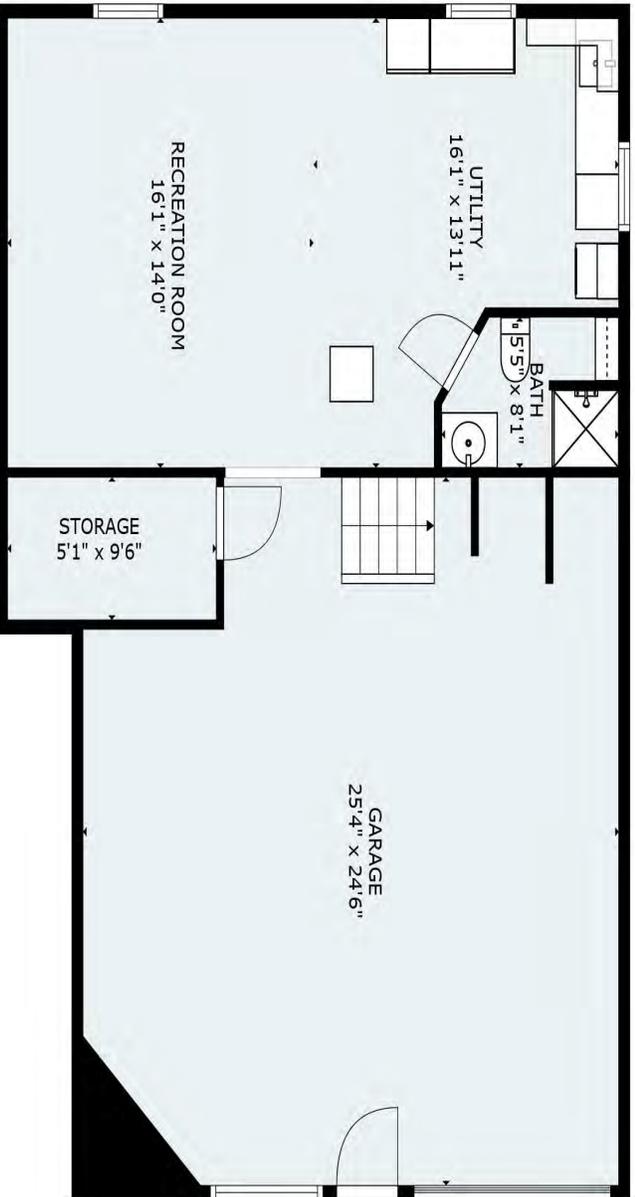


# Additional Property Photographs





FLOOR 2



FLOOR 1