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# Online Only Real Estate Auction

**515 Napoleon Street, St. Jacob, IL 62281**

**2BR/1BA HOME**  
**DETACHED**  
**1-CAR GARAGE**  
**DOUBLE LOT**



***Bidding Closes: 6PM***  
***Tuesday, October 21, 2025***

***Viewing: 2:30-4:30PM***  
***Sunday, October 12, 2025***

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**County:** Madison ♦ **2024 Taxes:** \$964  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Numbers:** 05-2-23-09-16-403-014  
**Zoning:** Residential  
**Schools:** Triad CU #2 & Triad HS

Terms: \$3,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1500 Minimum  
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.



# 515 Napoleon Street Property Information

2BR/1BA ~ 873± Total Finished SF ♦ Year Built: 1920 ♦ Forced Air Heating ♦ Water & Sewer: Public ♦ Electric Water Heater  
Ac: None ♦ Electric Furnace ♦ Roof: Shingle ♦ Electric: Circuit Breaker ♦ Basement: Full, Unfinished/ Walk-Up ♦ 1 Car Detached Garage



Nestled on a generous double lot in St. Jacob, this two-bedroom, one-bath home presents an exceptional opportunity for investors or savvy flippers. The spacious living room flows effortlessly into an eat-in kitchen, offering a blank canvas for updates and personal touches. Adjacent to the kitchen, the well-proportioned primary bedroom sits just steps from the full bathroom, which also includes washer and dryer hookups for added convenience. Upstairs, you will find two additional rooms: a sunlit oversized bedroom with four large windows and a bonus room that could easily serve as a third bedroom, office, or flex space. The full, unfinished walk-up basement houses the home's utilities and provides ample storage space. Outside, a gravel driveway leads to a detached single-car garage, while the expansive backyard features mature shade trees, a shed with alley access, and zoning that allows for a pole building or outbuilding. Situated on approximately 0.33 acres, this property offers easy access to IL-4 for smooth commutes and is located within the highly regarded Triad School District. Whether you are looking to renovate, expand, or invest, this home offers space, flexibility, and potential in a quiet neighborhood setting.

