

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

714 Sherman Avenue, Edwardsville, IL 62025

2BR/1BA HOME
0.17± ACRE LOT
COURT ORDERED AUCTION



Bidding Closes: 5:30PM
Wednesday, October 15, 2025

County: Madison ♦ 2024 Taxes: \$3,554
Parcel Numbers: 14-2-15-11-20-403-036

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

Exemptions: None
Zoning: Single Family
Total Lot Size: 0.17± Ac

Schools: Edwardsville CU #7 & Edwardsville HS

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

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.

714 Sherman Avenue Property Information

2BR/1BA ~ 1,422± Total Finished SF ♦ Year Built: 1900 ♦ Forced Air Heating ♦ Central Air Conditioning ♦ Gas Furnace
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Unfinished ♦ Electric: Circuit Breaker



This court-ordered real estate auction presents a prime opportunity for real estate investors and savvy flippers to transform a property brimming with potential. Located in Edwardsville, Illinois, this two-bedroom, one-bath home offers a spacious main level that opens into a living room, seamlessly connected to an eat-in kitchen with generous cabinet space. A full bathroom is conveniently situated near the first oversized bedroom off the main hallway, while the second bedroom is accessible through a family room, anchored by a woodburning fireplace. Upstairs, two additional bonus rooms provide ample storage space, or extra livable space once your thoughtful updates are complete. The full, unfinished basement houses the utilities. Outside, the front of the property offers off street parking while a rear alley leads to an additional gravel parking area. An attached screened-in porch overlooks the back yard. The property sits on a 0.17± acre lot shaded by mature trees and is ideally located just minutes from schools, shopping, and major Metro East thoroughfares. Endless potential lies within this home that is ready for modern updates to bring it back to life.

