

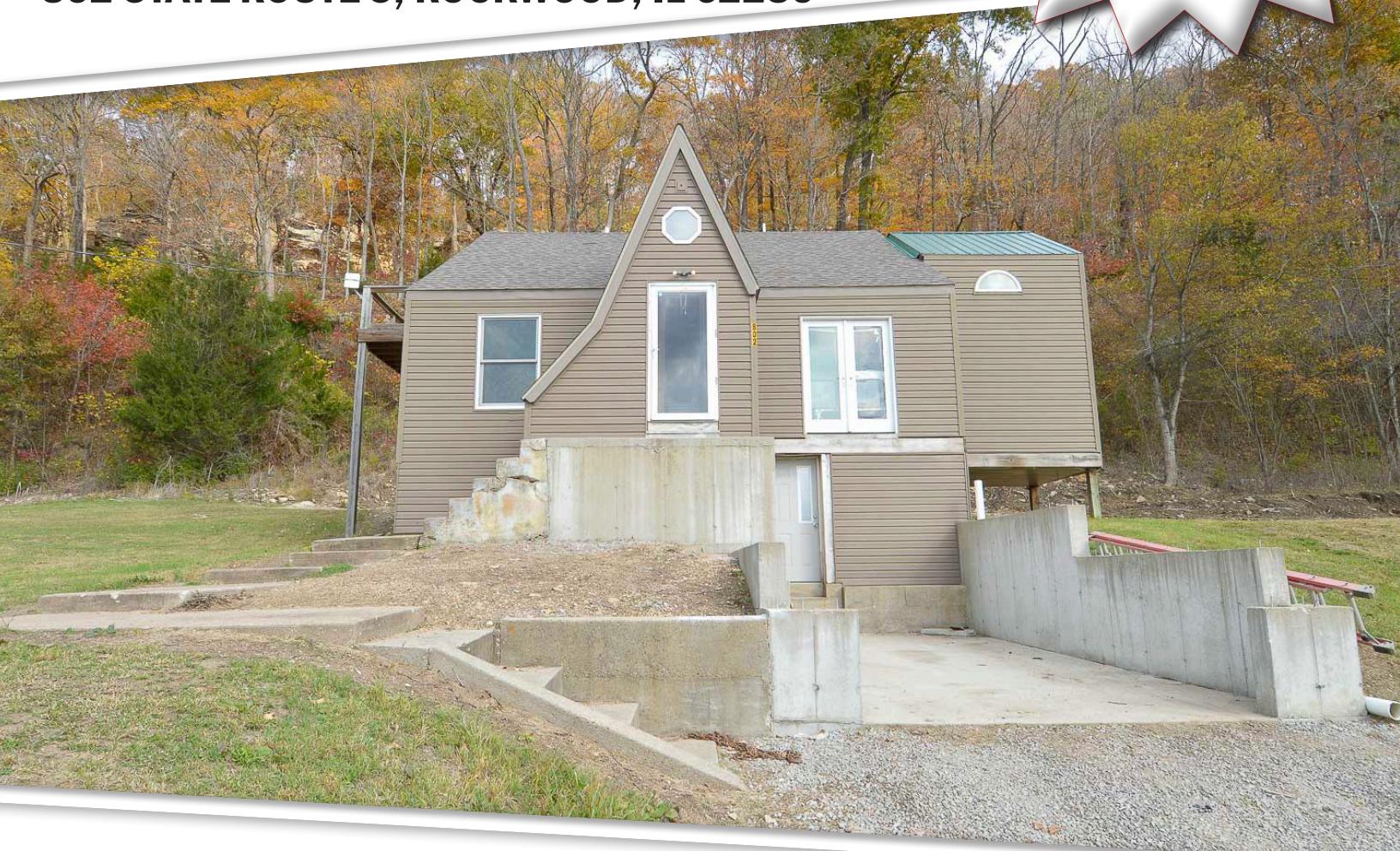
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Online Only Real Estate Auction

802 STATE ROUTE 3, ROCKWOOD, IL 62280

**1BR/1BA HOME
OUTBUILDING
4.1± ACRES**



***Bidding Closes: 5PM
Wed., December 10, 2025***

***Viewing: 12-2PM
Sunday, December 7, 2025***

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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

802 State Route 3 Property Information

1BR/1BA Home ~ 1,270± Total SF • Year Built: 1937 • Space Heater Heating • AC: None • Electric: Circuit Breaker
Electric Water Heater • Water & Sewer: Well/Septic • Roof: Shingle • Gravel Driveway • Basement: Full, Unfinished, Walk-out
32' x 20' Pole Barn w/ 10' x 24' Attached Lean-To • Property lies within a 100 Year AE-Flood Zone



Semi-Secluded 1 bedroom country retreat on 4.1 acres backing to Scenic bluffs, minutes to Kinkaid Lake. Experience the perfect blend of privacy and convenience in Rockwood, IL, where this unique one-bedroom, one-bath home sits on approximately 4.1 acres of mature timber and gently backs into scenic bluffs. A gravel drive leads to a welcoming entrance and a living room flooded with natural light through large windows. The roughed-in kitchen invites you to design a culinary space that reflects your style, while a tucked-away laundry nook and a full bath serve the main living area and large primary bedroom. An upstairs framed half-story offers potential for additional bedrooms or a creative retreat and awaits finishing by the new owner. The full unfinished basement provides generous storage and convenient walk-out access to the driveway. Outside, a well-maintained pole barn with an attached lean-to offers secure boat or RV storage and additional workspace. This property delivers quiet country living with easy access to Kinkaid Lake, local schools, and amenities in nearby Chester, making it ideal as a private homestead, weekend getaway, or hobby-focused property. **** Property lies within a 100 Year AE-Flood Zone****



Lines are approximate

