

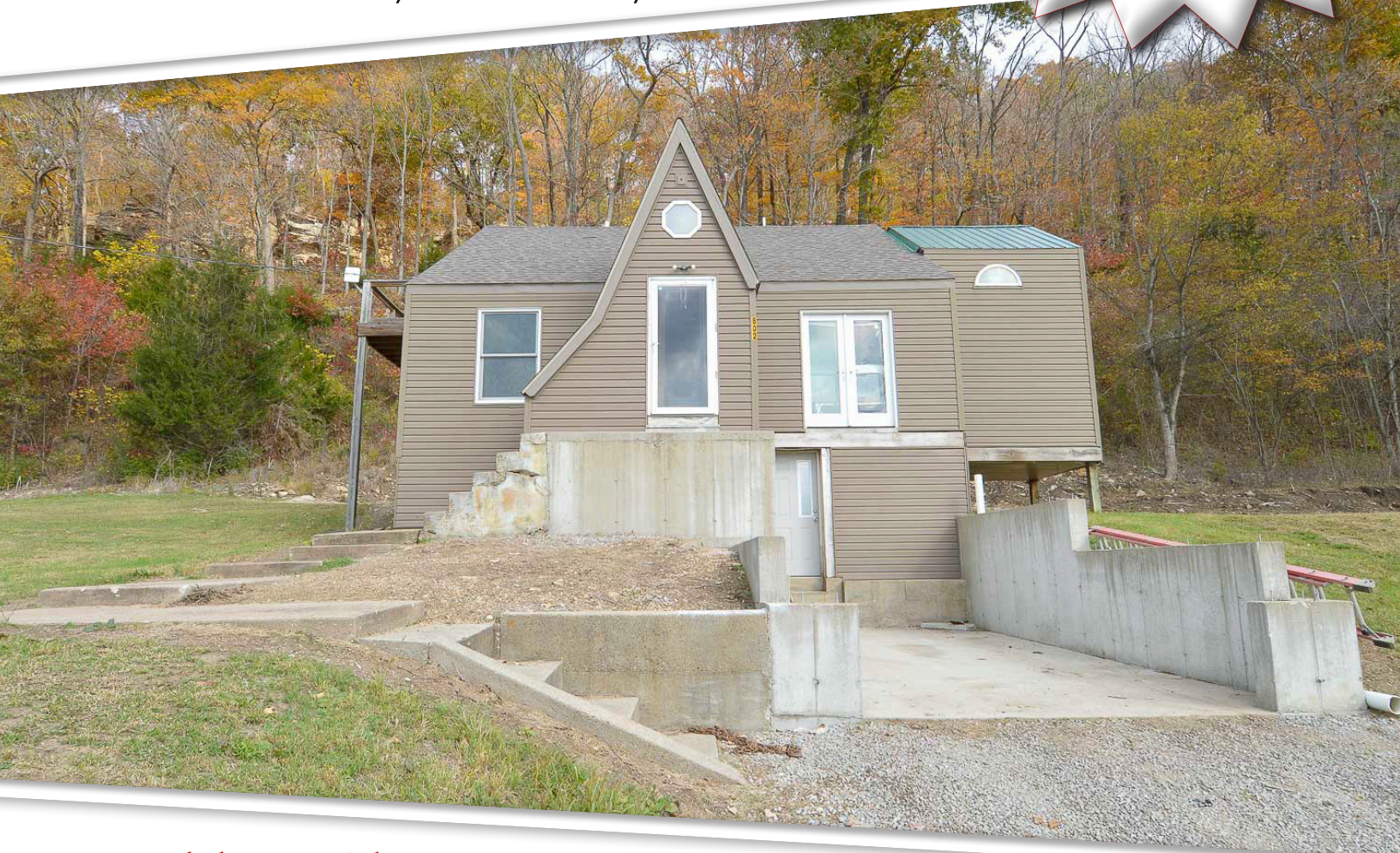
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# Online Only Real Estate Auction

**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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**County:** Randolph ♦ **2024 Taxes:** \$1,294

**Exemptions:** None

**Parcel Numbers:** 04-048-015-00, 04-047-011-00

**Zoning:** Single Family

**Total Lot Size:** 4.1± Ac

**Schools:** Chester Unit #139 & Chester 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.



# 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\*\***

