

Professional Real Estate Auctions By:
Adam's
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3BR/1BA ESTATE HOME
COLLINSVILLE SCHOOLS
0.16± ACRE LOT

Online Only Real Estate Auction
1202 State Street, Collinsville, IL 62234



Bidding Closes: 6PM
Thursday, March 26, 2026

Viewing: 12-2PM
Sunday, March 22, 2026

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

County: Madison ♦ **2024 Taxes:** \$54
Parcel Number: 13-2-21-27-11-203-016
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Zoning: Single Family
Total Lot Size: 0.16± Ac
Schools: Collinsville Dist. #10 & Collinsville HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1500.00 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.

1202 State Street Property Information

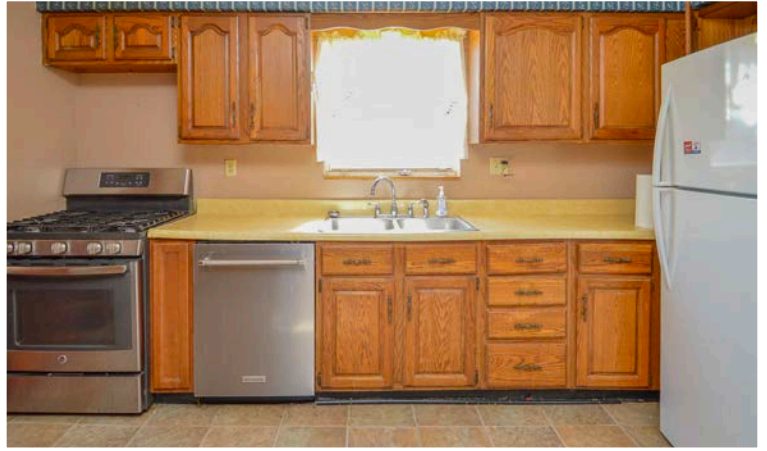
3BR/1BA ~ 1,104± Total SF ♦ Year Built: 1960 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Breaker Box
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Partial, Unfinished/Crawl Space

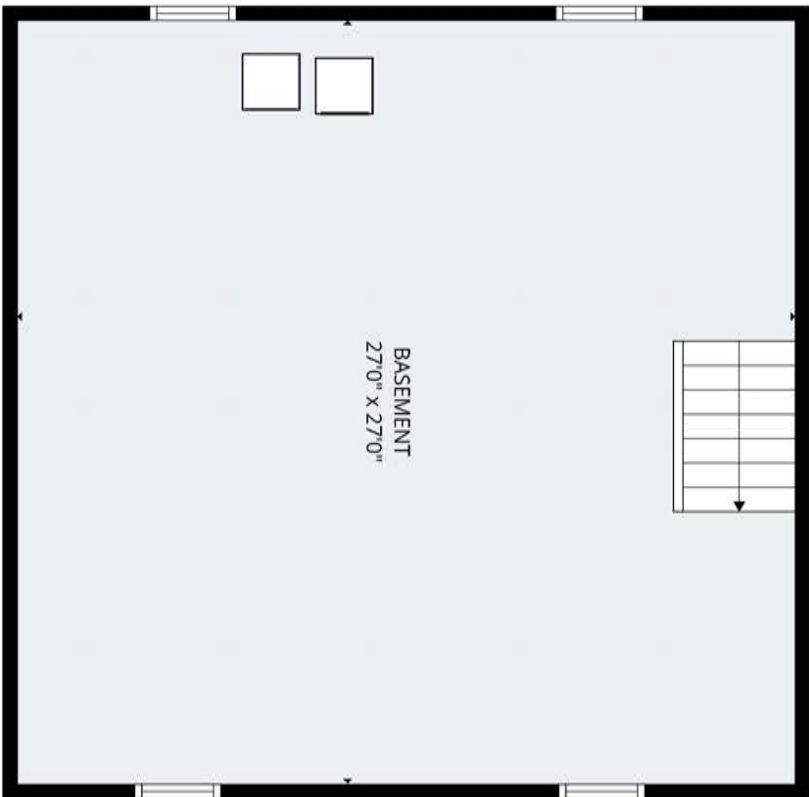


Welcome to this charming three-bedroom, one-bathroom estate home on a 0.16± acre partially fenced lot. The front entrance opens to a spacious living room filled with natural light, flowing into an open, eat-in kitchen with ample cabinet and counter space. The main level offers a generously sized bedroom and a larger primary bedroom, as well as a well-appointed full bathroom. Steps from the kitchen, a large bonus room offers endless possibilities, use it as a family room, home office, or formal dining space, with the home's third bedroom conveniently located near this versatile area. Enjoy the home's inviting outdoor and functional spaces, including a covered front porch beneath a mature shade tree, an attached deck overlooking the backyard can be accessed from the bonus room. A full, unfinished basement houses the washer, dryer, and utilities. The home is conveniently located just minutes from schools, parks, and historic downtown Collinsville with shopping and dining this home combines charm, versatility, and everyday convenience!

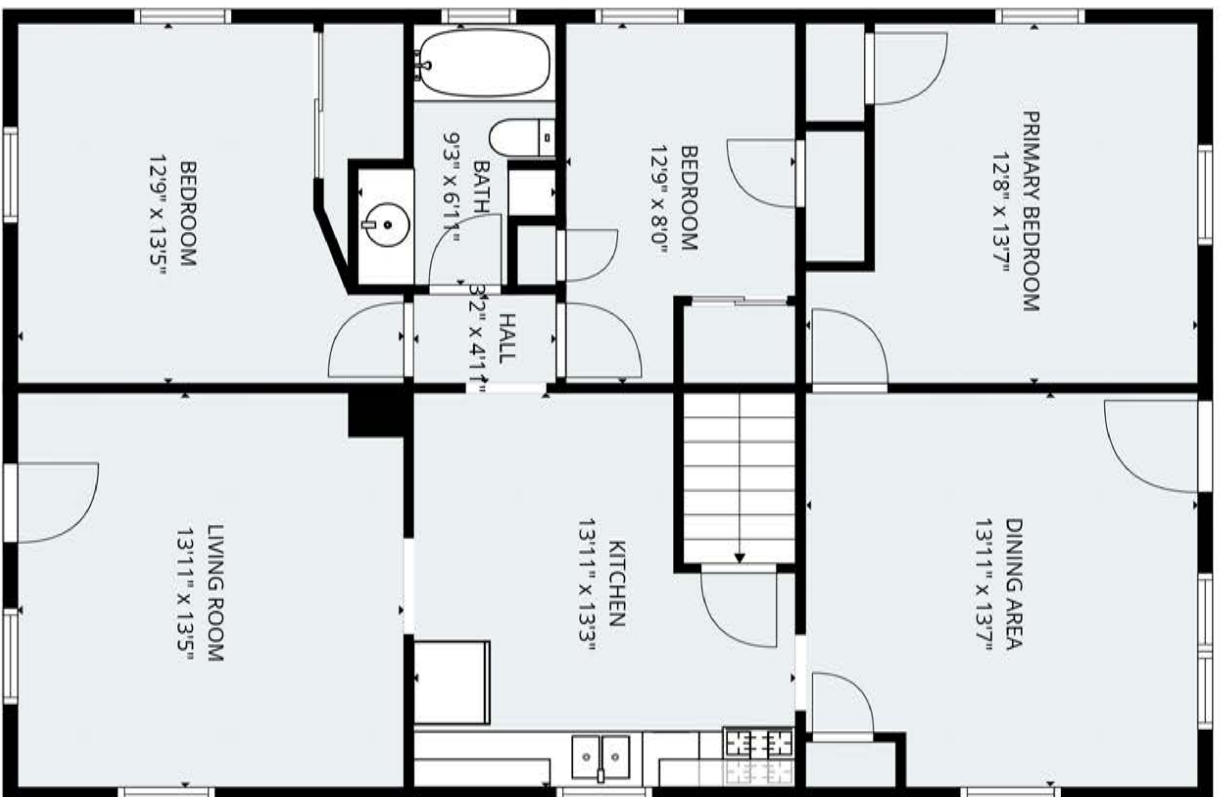


Additional Photographs





Basement 1



1st floor

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

