

Professional Real Estate Auctions By:

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Online Only Real Estate Auction

301 West Oak Street, New Baden, IL 62265

3BR/1.5BA HOME
0.23± ACRE LOT
RECENT UPDATES



Bidding Closes: 5PM
Thursday, May 7, 2026

Viewing: 2:30-4:30PM
Sunday, May 3, 2026

County: Clinton ♦ 2025 Taxes: \$3,572

Exemptions: None

Parcel Number: 11-10-07-301-016

Zoning: Single Family

Total Lot Size: 0.23± Ac

Schools: Wesclin Dist. #3 & Wesclin 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

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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.

301 West Oak Street Property Information

3BR/1.5BA ~ 1,416± Total Finished SF ♦ Year Built: 1972 ♦ Forced Air Heating ♦ Central Air (New in 2014)
Electric Furnace (New in 2014) ♦ Electric: Circuit Breaker ♦ Electric Water Heater (New in 2018) ♦ Water & Sewer: Public
Roof: Shingle (New in 2013) ♦ Gravel Driveway ♦ Basement: None, Crawl Space

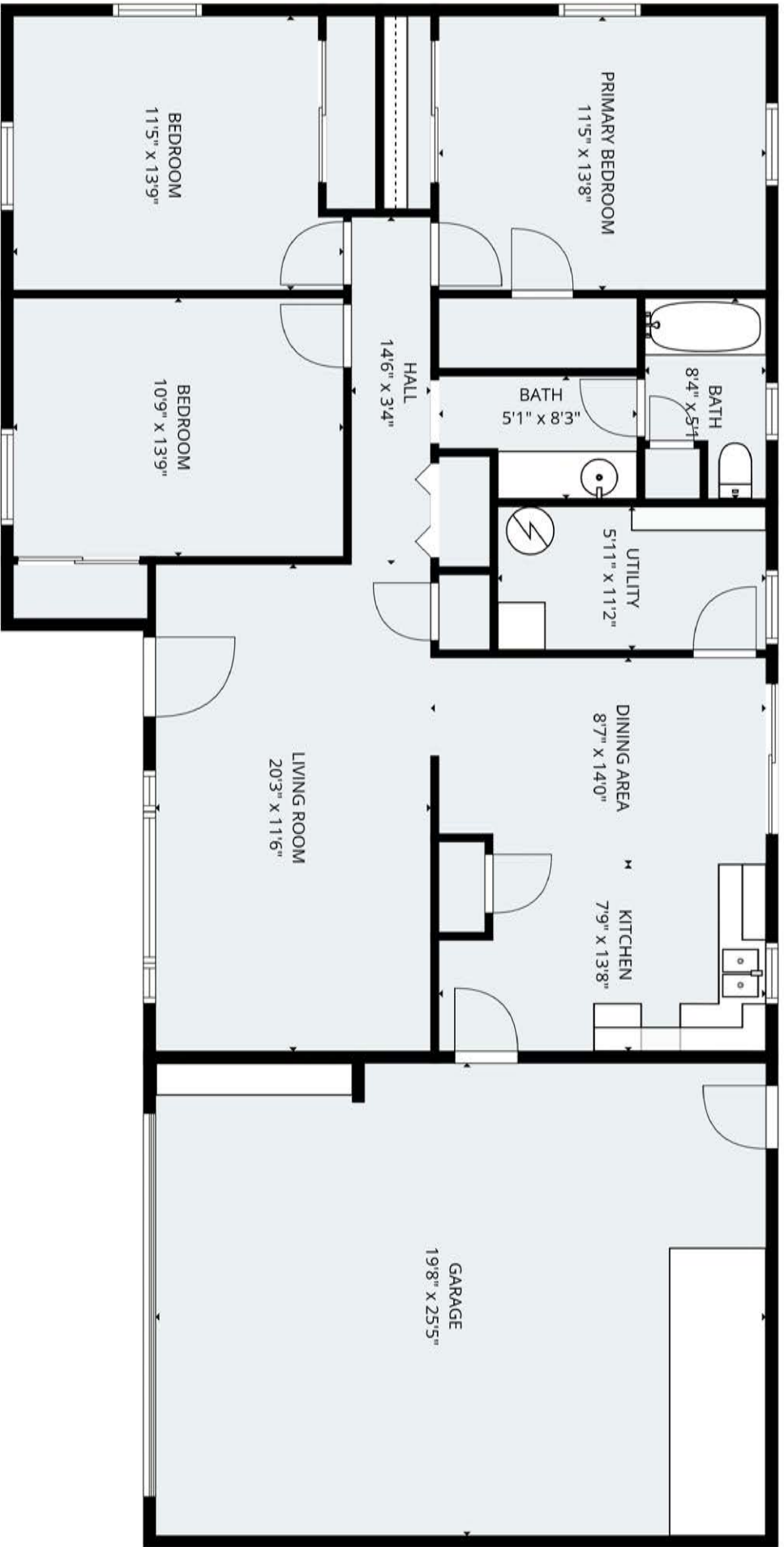


Move right into this well-maintained, move-in ready 3-bedroom, 1.5-bath ranch in New Baden, where comfort and functionality come together effortlessly. A sun-filled front living room with a large picture window flows seamlessly into the dining area and kitchen, featuring abundant cabinetry and a convenient pantry. Dual sliding glass doors lead to a concrete patio, extending your living space into the spacious backyard—perfect for relaxing or entertaining. All three bedrooms offer comfortable sizing and generous closet space, including a larger primary bedroom complete with a private half bathroom. A centrally located full bath provides everyday convenience. Additional highlights include an attached two-car garage and a dedicated laundry room. Enjoy peace of mind with major updates already completed, including a newer HVAC system, roof, hot water heater, main sewer line, and vinyl tilt-in windows and patio doors. Recently inspected for occupancy, this home is truly move-in ready and offers lasting value with everyday ease.



Additional Photographs





1st floor

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

