

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction
437 Briar Creek Road, Troy, IL 62294

4BR/3BA HOME
WALK-OUT BASEMENT
ATTACHED
3-CAR GARAGE



Bidding Closes: 5:30pm
Wednesday, May 6, 2026

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

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

County: Madison ♦ **2024 Taxes:** \$9,601
Parcel Number: 10-2-16-33-18-304-014
Exemptions: Owner Occupied, Senior Citizen
Zoning: Single Family
Total Lot Size: 0.28± Ac
Schools: Triad CU #2 & Triad HS

Terms: \$10,000 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



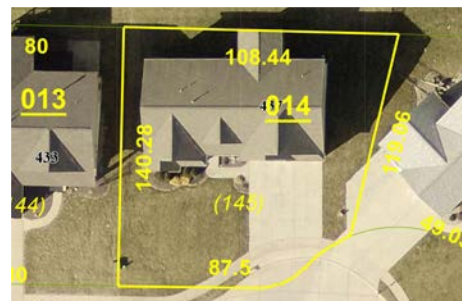
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

437 Briar Creek Road Property Information

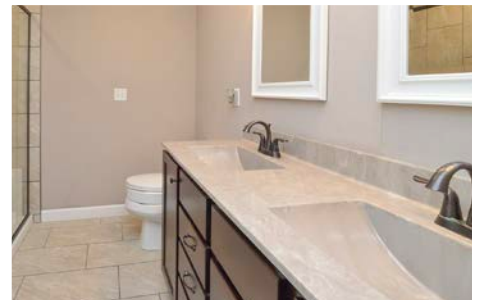
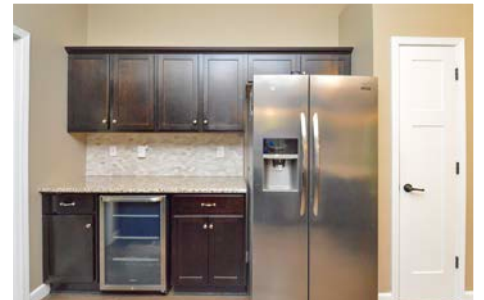
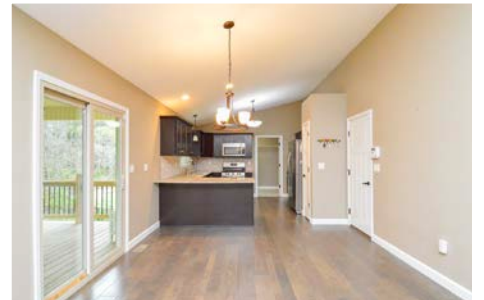
4BR/3BA ~ 2,634± Finished SF ♦ Year Built: 2017 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater
 Water & Sewer: Public ♦ Roof: Shingle ♦ Gas Burning Fireplace ♦ Basement: Full, Partially Finished ~ 900± SF
 Water Softener ♦ Sump Pump ♦ Electric: Circuit Breaker ♦ 3-Car Attached Garage



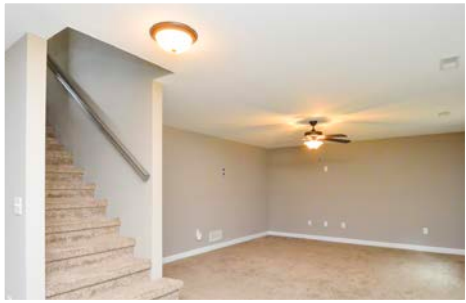
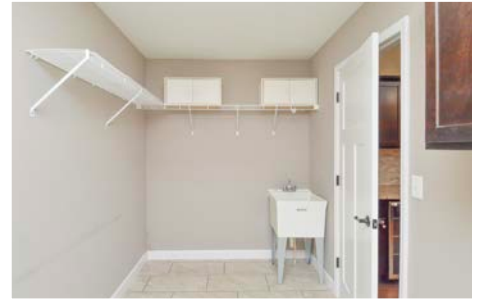
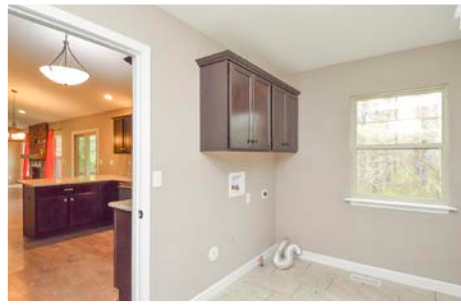
Experience modern comfort and classic charm in this well maintained four bedroom, three bath ranch style home located on a quiet cul-de-sac in the Northwoods at Park Forest Subdivision in Troy. The bright living and dining area features large windows, premium LVP flooring, and a gas burning fireplace. The adjacent kitchen offers stainless steel appliances, a breakfast bar, a large pantry, and access to the upper deck through sliding glass doors. The main floor includes two spacious bedrooms and a full bathroom, along with a primary suite featuring a walk in closet, dual vanity, and stand alone shower. The partially finished walk out basement provides additional living space with a full bathroom and a large bedroom with an expansive walk in closet, while the unfinished area offers ample storage and houses utilities. Exterior highlights include a covered front porch, manicured landscaping, a poured concrete patio beneath the deck, and convenient access to the I 55/I 70 interchange and downtown Troy. Located in the highly regarded Triad School District, this home offers comfort, style, and an excellent location.



Additional Property Photographs



Additional Property Photographs





1st floor

