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Adam's
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Online Only Real Estate Auction

122 North Arthur Street, Wamac, IL 62801

3BR/1BA HOME
ATTACHED GARAGE
0.64± ACRES



Bidding Closes: 5:30PM
Tuesday, June 16, 2026

Viewing: 12-2PM
Sunday, June 7, 2026

Text ADAMS to 1-800-496-6299 To Be
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County: Washington ♦ **2025 Taxes:** \$1,588
Parcel Number: 07-04-25-203-005
Exemptions: None
Zoning: Single Family
Total Lot Size: 0.64± Ac
Schools: Wamac Dist #186 & Centralia HS

Terms: \$2,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1500 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.

122 North Arthur Street Property Information

3BR/1BA ~ 1,468± Total Finished SF ♦ Year Built: 1950 ♦ Forced Air Heating ♦ Central A/C ♦ Gas Furnace
Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space ♦ Electric: Fuses



Rehab opportunity In Wamac, IL! This 3 bedroom, 1 bathroom single-family home is situated on an oversized 0.64± acre lot and offers great potential for the right buyer. The main living area features a spacious living room that flows into the eat-in kitchen and provides access to the primary bedroom. Two additional bedrooms are similarly sized and conveniently located near the full bathroom. A laundry/utility room leads to the attached single-car garage, while an exterior carport adds extra covered parking along the driveway. The home is in various stages of disrepair and is ready for renovation, making it an ideal project to customize to your style or investment goals. All utilities are available onsite but are currently turned off by the owner. Don't miss this chance to bring new life to a property with solid potential and generous lot size!

