

Professional Real Estate Auctions By:

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Online Only Real Estate Auction
2430 Beckmann Road, Lenzburg, IL 62255

3BR/3BA HOME
60'x84' OUTBUILDING
4.48± ACRES



Bidding Closes: 6PM
Thursday, July 16, 2026

Viewing: 12-2PM
Sunday, July 12, 2026

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

County: St. Clair ♦ **2025 Taxes:** \$6,308
Parcel Number: 19-34.0-400-012
Exemptions: Owner Occupied, Senior Citizen
Zoning: Agriculture
Total Lot Size: 4.48± Ac
Schools: Marissa Unit #40 & Marissa 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



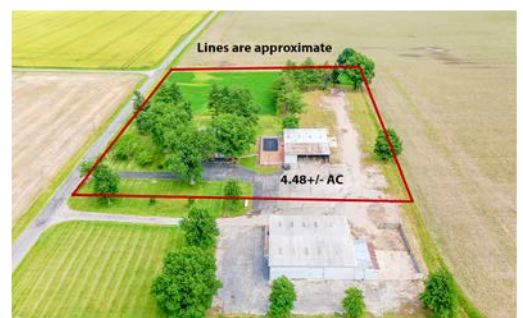
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

2430 Beckmann Road Property Information

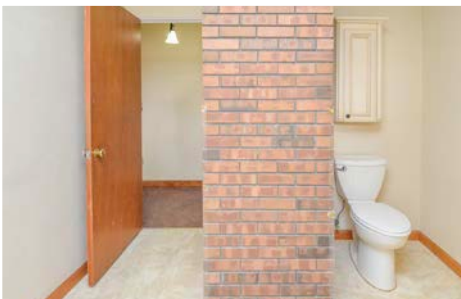
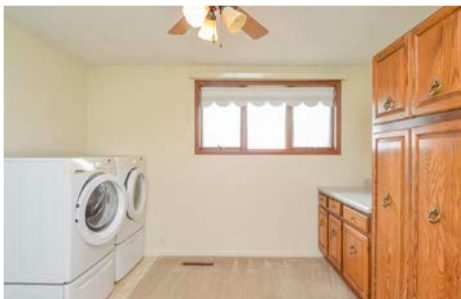
3BR/3BA ~ 3,840± Total Finished SF ♦ Year Built: 1961 ♦ Radiant Heating ♦ Central A/C ♦ Wood Burning Furnace ♦ Propane Gas Water Heater
Water & Sewer: Public/Septic ♦ Roof: Shingle ♦ Basement: Full, Walk-out, Finished 1,920± Total Finished ♦ Electric: Circuit Breaker
Propane Gas Boiler ♦ 60' x 84' Outbuilding w/ Electric & Poured Concrete Floor ♦ In-Ground, Salt Water Pool



Experience the feel of country living in this beautifully maintained, single owner 3BR/3BA solid brick ranch situated on approximately 4.48 acres in Lenzburg, IL. The home opens to a well appointed kitchen and dining area that leads into a spacious living room overlooking the in ground saltwater pool. A recently updated full bathroom off the main hallway serves two comfortable bedrooms along with an oversized primary bedroom. The full walk out basement significantly expands the living space and features a large recreation room, a cozy family room anchored by a brick mantled wood burning fireplace, a private bar room, a centrally located full bathroom, and an additional three quarter bathroom near the attached garage entrance. Outside, the impressive 60' x 84' concrete block outbuilding offers a large equipment lean to, an open workshop area, a three-quarter bathroom, and a dedicated pool house that services the pool and surrounding brick patio. The expansive acreage provides ample room for recreation, storage, hobbies, or a variety of country living pursuits. Set in a peaceful rural location yet within easy reach of nearby communities and major thoroughfares, this property offers an ideal blend of space, comfort, and country charm.

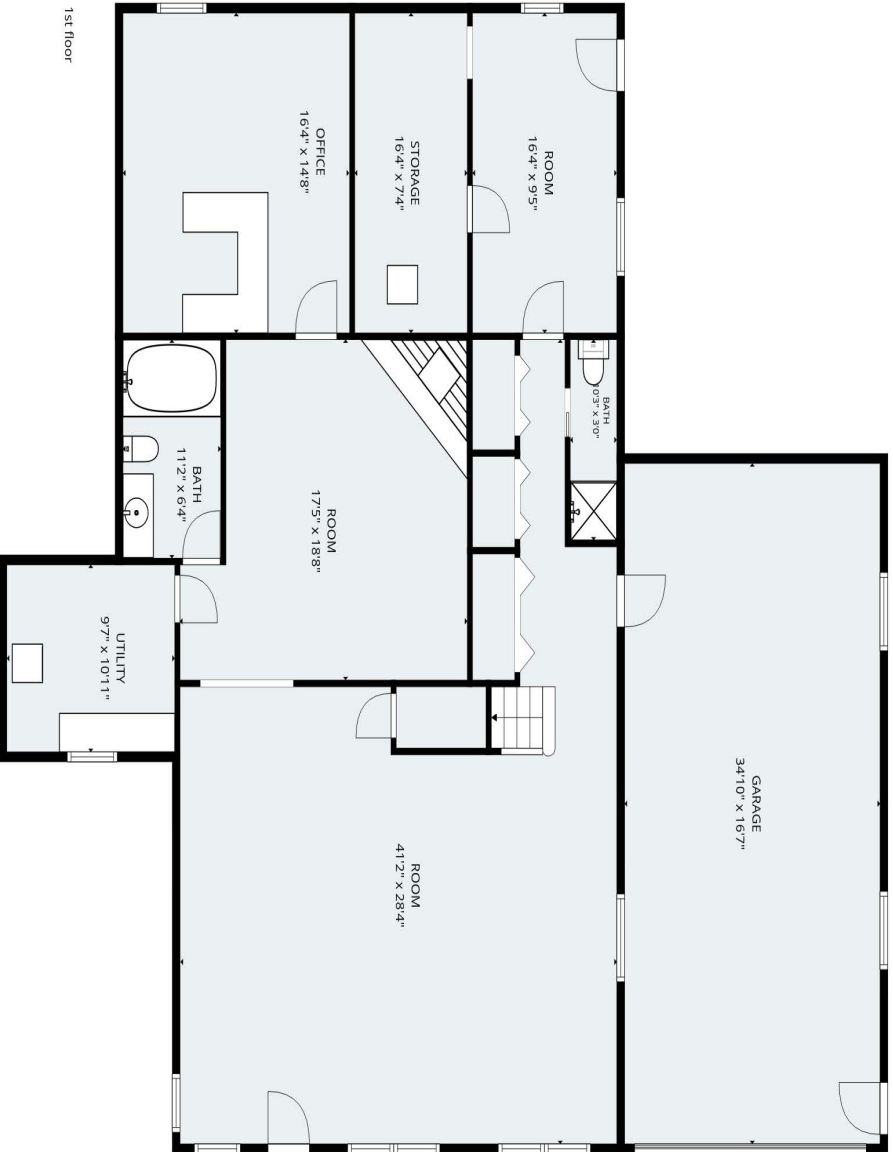


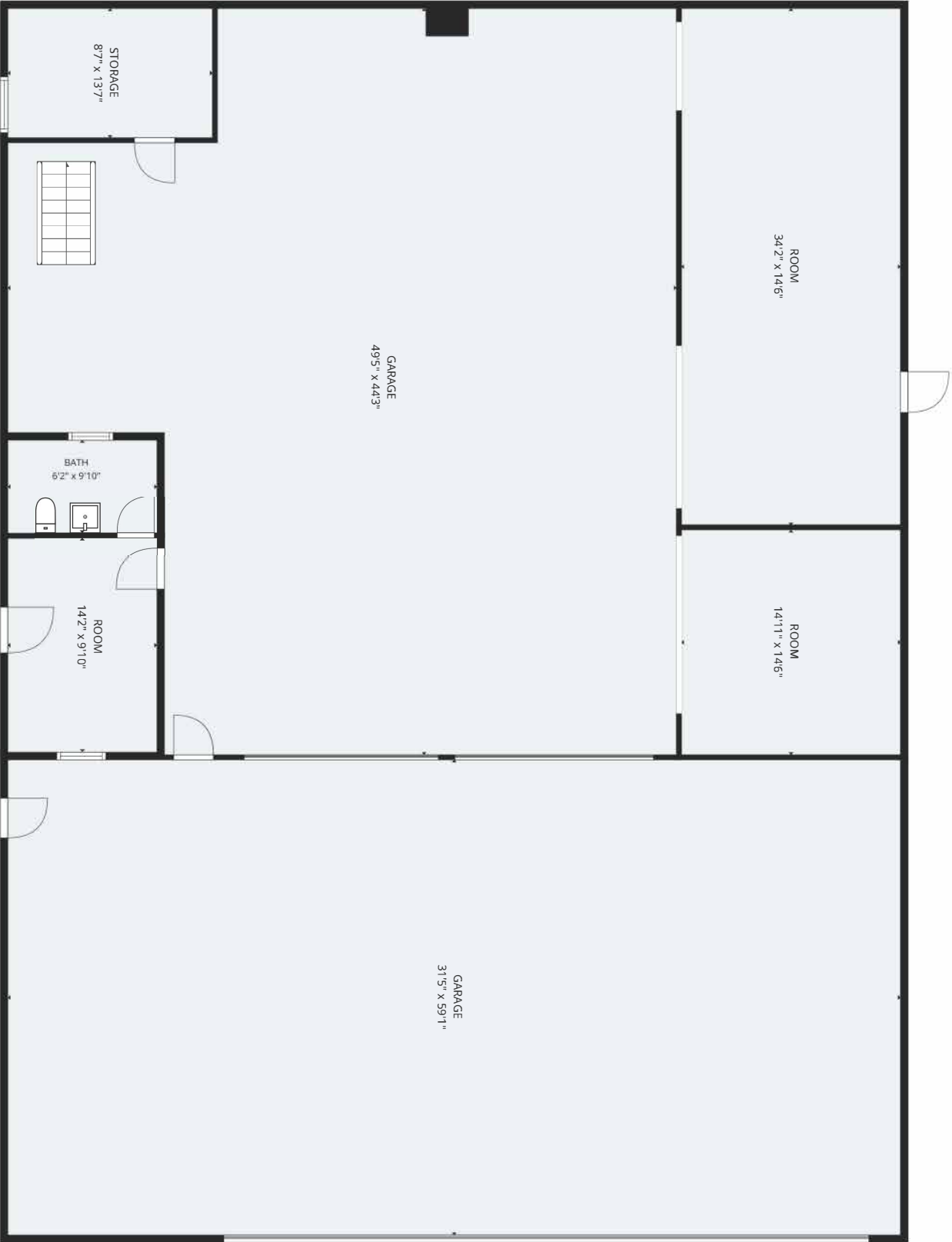
Additional Property Photographs



Additional Property Photographs







1st floor

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

