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Adam's

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Online Only Real Estate Auction
111 North Walnut Street, Freeburg, IL 62243

**6BR/3BA HOME
ON 1.77+/- ACRES!
FREEBURG SCHOOLS!**



Bidding Closes: 5PM
Wednesday, July 31, 2024

Viewing: 12-2PM
Sunday, July 28, 2024

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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.

County: St. Clair ♦ **2023 Taxes:** \$8,170
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 04-31.0-213-013
Zoning: Single Family
Total Lot Size: 1.77± Ac
Schools: Freeburg Dist. #70, Freeburg 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

111 North Walnut Street Property Information

6BR/3BA ~ 4,849± Total Finished Sq. Ft. ♦ Year Built: 1890 ♦ Boiler, Radiant Heat

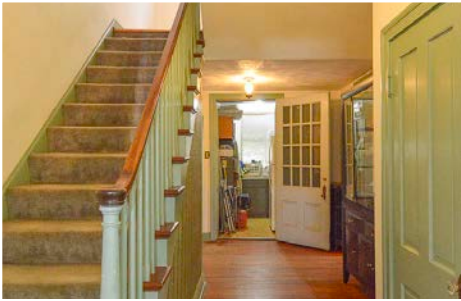
Central Air Conditioning: None, Window Units (2) ♦ Gas Water Heater ♦ Water: Public ♦ Sewer: Public ♦ Roof: Shingle
Wood Burning Fireplace (1) ♦ Wood Burning Stove (1) ♦ Basement: Partial, Unfinished / Crawl Space
8' x 10' Garden Shed ♦ Gravel Driveway ♦ Electric: Breaker Box / Fuses



Beautifully maintained historic 6BR/3BA home with manicured landscaping on a large corner lot in the heart of Freeburg, IL! The main level features a large living room with wood burning fireplace, formal dining room, family room with wood burning stove, an open eat-in kitchen with large center island, a laundry room, and a shared ¾ bathroom. There are two bedrooms on the main level including the primary suite complete with a private full bathroom boasting a soaking tub, and tiled standalone shower. The second level houses four large bedrooms, a full bathroom and an expansive common area off the stairway. The home has a partial, unfinished, walk-up basement that includes a fully bricked, arched wine cellar that is original to the property. The exterior of the home features a partially wrapped around tiled front porch, covered back porch with ramp, a fully sustainable back garden area with mature shade trees, stone patio, open gazebo, and an 8' x 10' garden shed. The property sits on a spacious 1.77+/- acre corner lot and is located blocks away from Rte. 15 and all the amenities of downtown Freeburg!



Additional Property Photographs



Additional Property Photographs

