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Online Only Real Estate Auction  
**711 South Bess Avenue, Marissa, IL 62257**

**2BR/1BA HOME &  
ATTACHED 2 CAR GARAGE.  
3 PARCELS SELLING AS 1!**



***Bidding Closes: 6PM***  
***Wednesday, June 12, 2024***

***Viewing: 12-2PM***  
***Sunday, June 9, 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:** \$2,017  
**Exemptions:** Owner Occupied  
**Parcel Numbers:** 21-27.0-310-014, 21-27.0-310-015  
21-27.0-310-007  
**Zoning:** Single Family  
**Total Lot Size:** 0.64± Ac  
**Schools:** Marissa Dist. #40, Marissa HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 7% 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



# 711 South Bess Avenue Property Information

2BR/1BA ~ 1,480± Total Finished Sq. Ft. ♦ Year Built: 1962 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Stand Alone Electric Baseboard Heater ♦ Water & Sewer: Public ♦ Roof: Shingle/Metal Wood Burning Fireplace ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker Paved Driveway ♦ 2 Car Attached Garage ♦ 8' x 8' Shed With Electric ♦ 12' x 14' Shed With Electric



Practically move in ready 2BR/1BA home with attached 2 car garage in Marissa, IL! The home features a large living room with wood burning fireplace, an eat in kitchen that was recently remodeled with new cabinets, countertops, stainless steel appliances and flooring, two bedrooms, a full bathroom, laundry room and bonus room with a private exterior entrance. The property also includes an 8 x 8 garden shed with electric and a 12 x 14 outbuilding with electric. The property includes two additional parcels for a combined approximate total acreage of 0.64+/- ac. Plenty of room to expand!





# *Additional Property Photographs*





FLOOR 1

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

