

Professional Real Estate Auctions By:

Adam's

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**2BR/2BA HOME
ATTACHED SHED
.04 AC LOT**

Online Only Real Estate Auction

1007 Rear Old Baldwin Road, New Athens, IL 62264



Bidding Closes: 5:30PM
Wed., November 6, 2024

County: St. Clair ♦ 2023 Taxes: \$665

Exemptions: None

Parcel Numbers: 18-34.0-115-018

Zoning: Single Family

Total Lot Size: 0.04± Ac

Schools: New Athens Unit #60, New Athens HS

Terms: \$3,000 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

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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.

1007 Rear Old Baldwin Road Property Information

2BR/2BA ~ 1,072± Total Finished Sq. Ft. ♦ Year Built: 1943 ♦ Radiant Heating ♦ Central Air Conditioning: None
Electric: Fuses ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Partial, Unfinished/Slab



Calling all rehabbers and flippers! Potential filled 2BR/2BA former in-law suite in New Athens, IL! The main level features an eat-in kitchen, 1 bedroom, a bonus room, and a bath. The second level features a bedroom and a half bath. In addition, the home has an attached greenhouse/shed that could be finished to add additional living space or used as storage. The home has all public utilities available but are not currently functioning and will need to be reinstalled by the new owner. Located near schools and minutes from IL Rte. 15! *While a person could access the property from an alley off of Spotsylvania Street, there is no insurable legal access to the property.

