

For Online Bidding Visit: www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

1111 Phillips Street, New Athens, IL 62264

1BR/1BA ESTATE HOME
ATTACHED
1 CAR GARAGE
0.45+/- ACRE LOT



Bidding Closes: 5:30PM Thursday September 12, 2024

Viewing: 2:30-4:30PM Sunday, September 8, 2024

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions **County**: St. Clair • 2023 Taxes: \$2,743

Exemptions: None

Parcel Numbers: 18-34.0-115-025

Zoning: Single Family **Total Lot Size:** 0.45**±** 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
ect to Owner/Seller Approval. LIC# 444,000169

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.

1111 Phillips Street Property Information

1BR/1BA ~ 1,136± Total Finished Sq. Ft. ◆ Year Built: 1974 ◆ Forced Air Heating ◆ Central Air Conditioning Wood Burning Fireplace (2) ◆ Gas Furnace ◆ Gas Water Heater ◆ Water & Sewer: Public ◆ Roof: Shingle Basement: Full, Unfinished ◆ Electric: Circuit Breaker ◆ Gravel Driveway ◆ 16' x 12' Garden Shed

Calling all Rehabbers! Do not miss this potential filled 1BR/1BA ranch home with attached single car garage in New Athens, IL! The main level features a living room with wood burning fireplace, a kitchen, a laundry room, a bedroom, and a full bath. The home has a full, unfinished basement with a utility room and a rec. room complete with an additional wood burning fireplace. The home also has an attached single car garage with additional storage space. Situated on a large 0.45+/- acre lot and located minutes from IL-15! Do not miss this opportunity!





















