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# Online Only Real Estate Auction

200 West Missouri Street, New Baden, IL 62265

**3BR/2BA HOME**  
**DETACHED**  
**2 CAR GARAGE**  
**.26± AC LOT**



*Bidding Closes: 5PM*  
*Thursday, September 26, 2024*

*Viewing: 2:30-4:30PM*  
*Sunday, September 22, 2024*

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County: Clinton ♦ 2023 Taxes: \$0.00  
Property Taxes will be Re-Assessed with New Owner  
**Exemptions:** Owner Occupied, Senior Citizen  
Senior Assessment Freeze  
**Parcel Numbers:** 11-10-18-132-006  
**Zoning:** Single Family  
**Total Lot Size:** 0.26± Ac

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.



# 200 West Missouri Street Property Information

3BR/2BA ~ 1,822± Total Finished Sq. Ft. ♦ Year Built: 1940 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle (New in 2013) ♦ Electric: Breaker Box (new 2024) Basement: None, Crawl Space ♦ Concrete Driveway ♦ 2 Car Detached Garage



Do not miss this must see, recently updated 3BR/2BA home with a detached two car garage in New Baden, IL! The main level features a spacious dining area and combined living room complete with wood burning fireplace, a newly remodeled kitchen offering, stainless steel appliances, new counter tops and tiled backsplash, the primary bedroom, a full bathroom, and utility room. The second level features two large bedrooms and a three-quarter bath. The oversized and detached, two car garage includes an overhead electric garage door and a workshop with side entrance. The home is situated on a .26± acre double corner lot with a large, fully fenced back yard. Recent updates to the home include new carpeting, a new circuit breaker box and electric meter all installed in August of 2024. Located within close proximity to Schools, Hwy. 161 and 15 minutes from Scott Air Force Base!



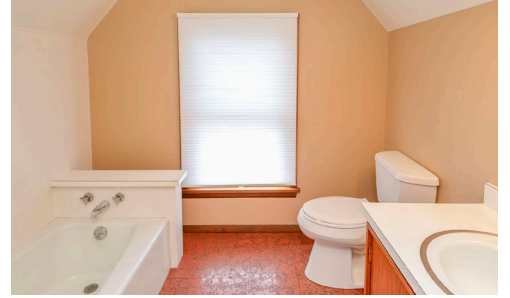
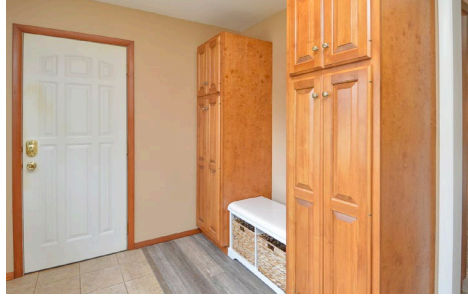


# Additional Photographs



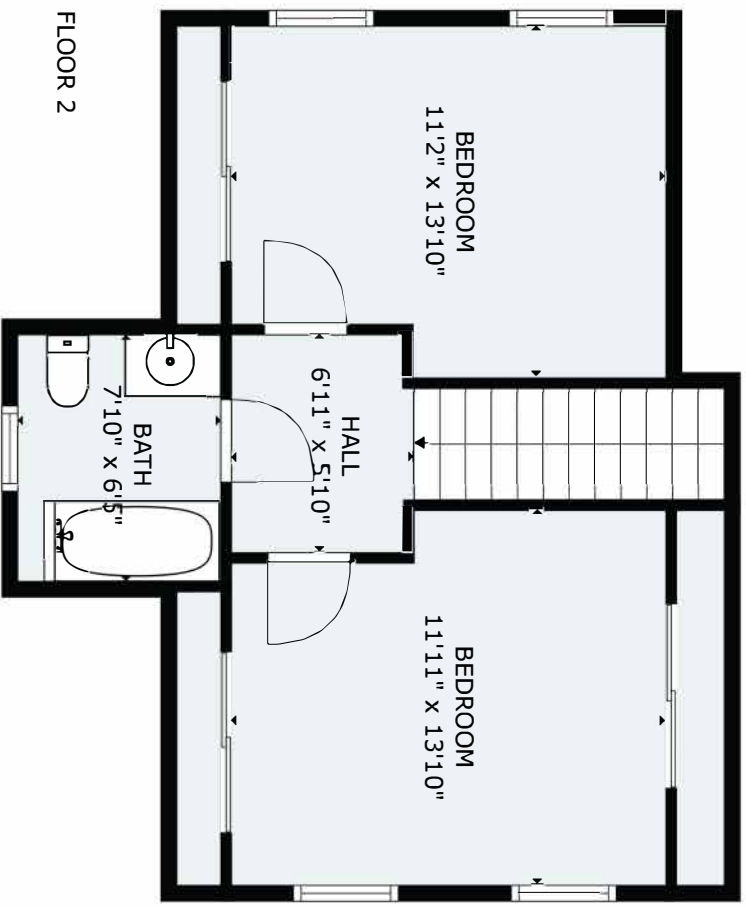


# *Additional Photographs*





FLOOR 1



FLOOR 2

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

