

Professional Real Estate Auctions By:

Adam's

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Online Only Real Estate Auction

201 W Pocahontas Road, Highland, IL 62249

2BR/1BA HOME

**DETACHED
2 CAR GARAGE**

.71± AC LOT



Bidding Closes: 5PM
Wednesday, September 25, 2024

Viewing: 12-2PM
Sunday, September 22, 2024

County: Madison ♦ 2023 Taxes: \$4,331

Exemptions: Owner Occupied

Parcel Numbers: 03-2-12-33-17-301-006

Zoning: Single Family

Total Lot Size: 0.71± Ac

Schools: Highland CU #5 & Highland 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

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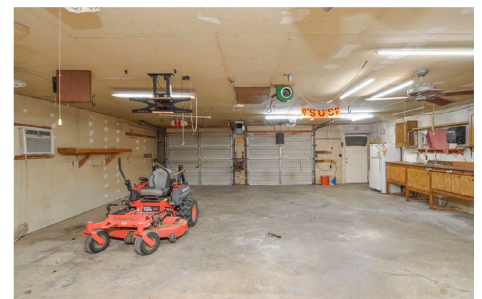
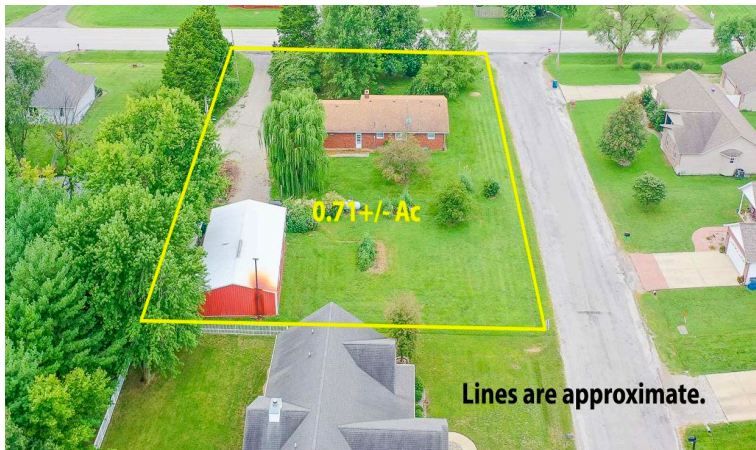
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201 West Pocahontas Street Property Information

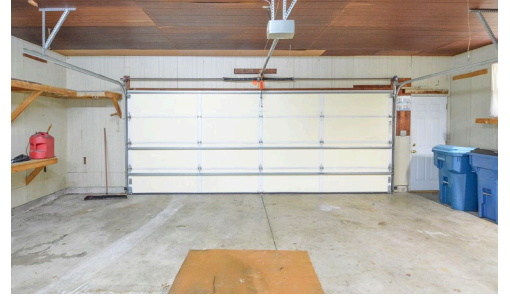
2BR/1BA ~ 1,228± Total Finished Sq. Ft. ♦ Year Built: 1970 ♦ Forced Air Heating ♦ Central Air ♦ Wood Burning Fireplace (2)
Propane Gas Furnace ♦ Electric Water Heater ♦ Roof: Shingle ♦ Electric: Circuit Breakers ♦ Water & Sewer: Public
Basement: Full, Unfinished ♦ Gravel Driveway ♦ 2 Car Detached Garage



Potential filled 2BR/1BA solid brick ranch with a partially finished basement and an attached two car garage with an additional detached two car garage/outbuilding in Highland, IL! The main level features a large living room complimented by a wood burning fireplace, a dining room and kitchen area, two Bedrooms and a full bath. The lower level features a large rec room with the homes 2nd wood burning fireplace, a bonus room, and a utility area with washer & dryer hook-ups, a utility sink and shower. The detached garage/out building features two electric, overhead garage doors, built-in shelving, workbenches, and a wood burning stove. The garage/outbuilding also offers water, electric, and window unit A/C. The property is situated on a large 0.71+/- acre corner lot with shade trees and open lawns. Located minutes from Route 4 and downtown Highland!

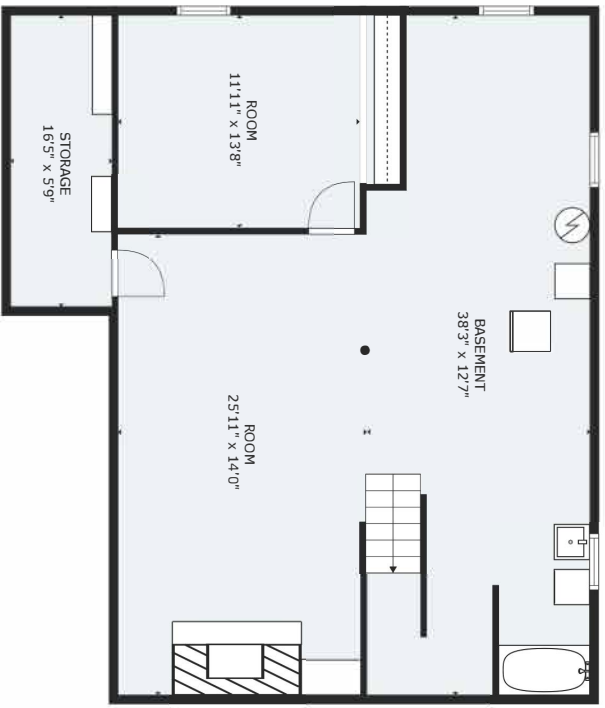


Additional Photographs





FLOOR 2



FLOOR 1

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

