

Professional Real Estate Auctions By:

**Adam's**

Auction & Real Estate Services, Inc.

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For Online Bidding Visit:  
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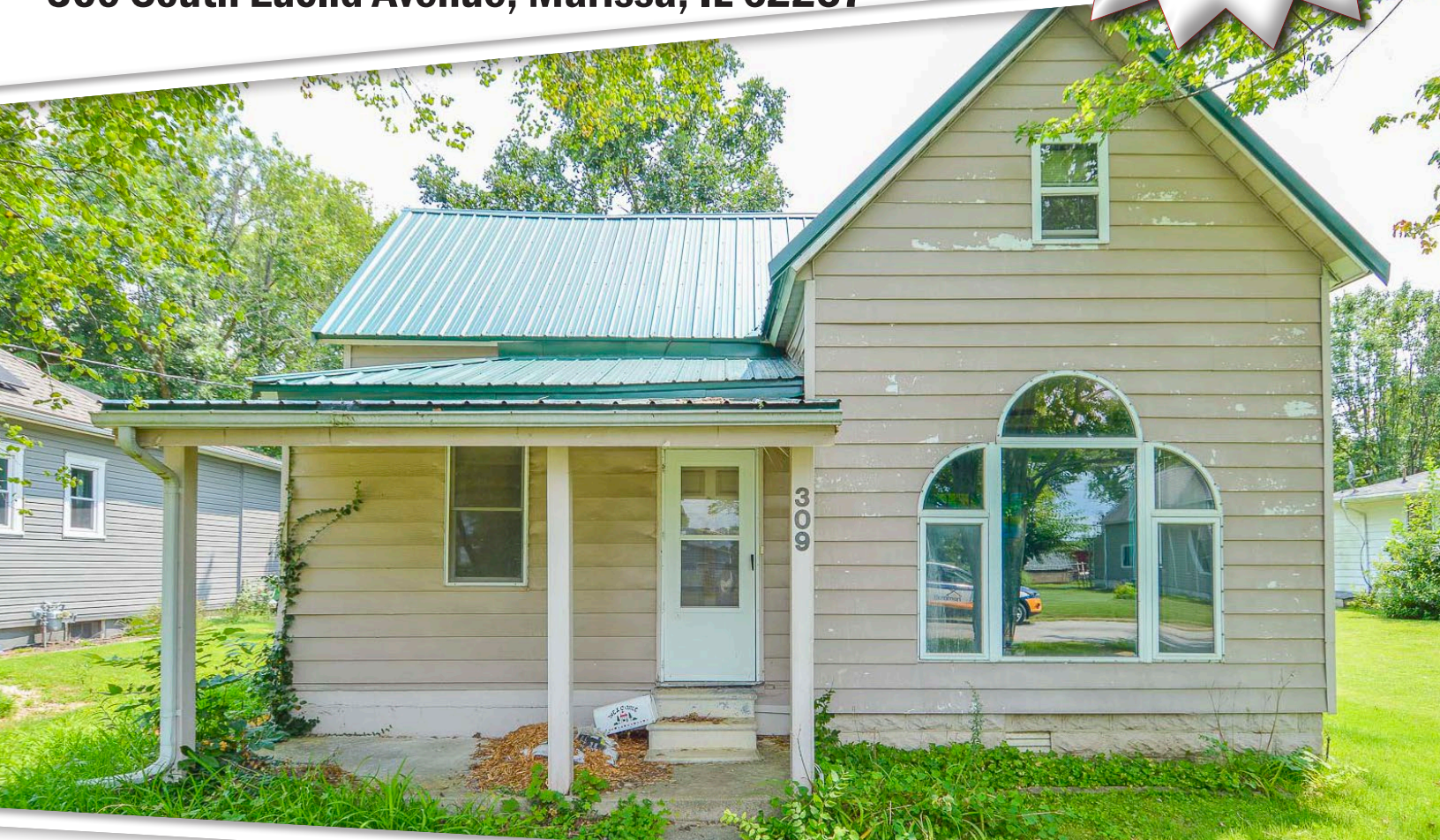
**3BR/1BA HOME**

**0.16+/- ACRE LOT**

**FENCED YARD**

## Online Only Real Estate Auction

309 South Euclid Avenue, Marissa, IL 62257



*Bidding Closes: 6PM*

*Thursday, September 12, 2024*

*Viewing: 12-2PM*

*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:** \$1,544

**Exemptions:** None

**Parcel Numbers:** 21-27.0-142-003

**Zoning:** Single Family

**Total Lot Size:** 0.16± Ac

**Schools:** Marissa Unit #40, Marissa 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



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.

# 309 South Euclid Avenue Property Information

3BR/1BA ~ 1,483± Total Finished Sq. Ft. ♦ Year Built: 1907 ♦ Forced Air Heating ♦ Central Air Conditioning (Main Level Only)  
(2) Window A/C Units (Upper Level) ♦ Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Metal  
Basement: None, Crawl Space/Slab ♦ Electric: Circuit Breaker ♦ Off Street and Alley Parking



Calling all Rehabbers! Do not miss out on this opportunity to own this potential filled 3BR/1BA home with a fenced back yard in Marissa, IL! The main level features a living room, a kitchen, a laundry room, three bedrooms, and a full bath. The second level of the home features three bonus rooms, two of which could be used as additional bedrooms. The exterior features a spacious, fenced back yard and an additional garden shed for storage. The current owner was in the process of a remodel and is ready for a new owner to finish to your unique style!

