

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751

Adam Jokisch
Mobile (618) 530-8751

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

Online Only Real Estate Auction

314 St. Clair Court, Freeburg, IL 62243

3BR/3BA HOME

**ATTACHED
2 CAR GARAGE**

5.14± AC LOT



Bidding Closes: 5:30PM
Thursday, September 26, 2024

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

County: St. Clair ♦ **2023 Taxes:** \$7,584
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 14-20.0-330-028
Zoning: Single Family
Total Lot Size: 5.14± Ac
Schools: Freeburg Dist. #70 & Freeburg 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

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions



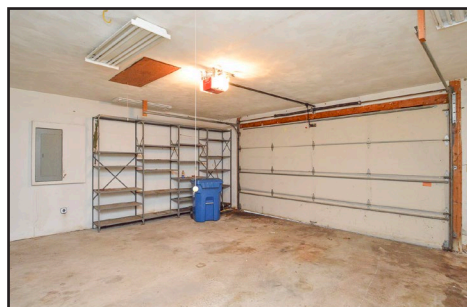
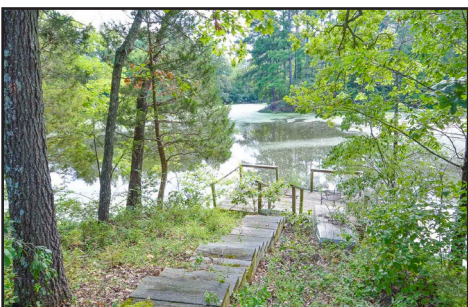
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

314 St. Clair Court Property Information

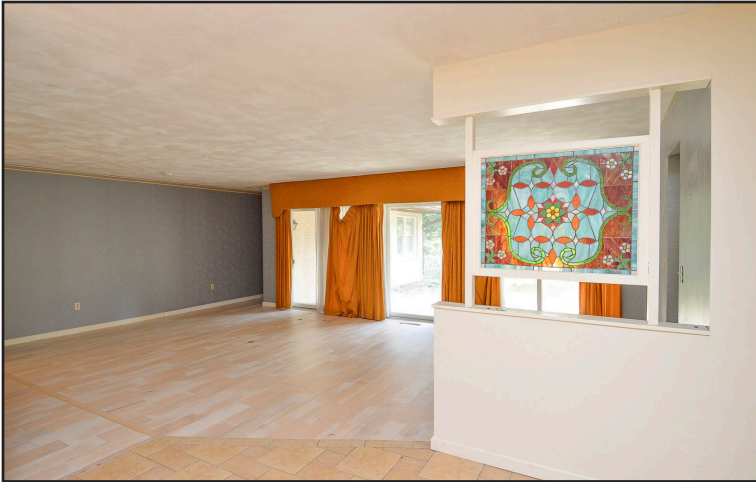
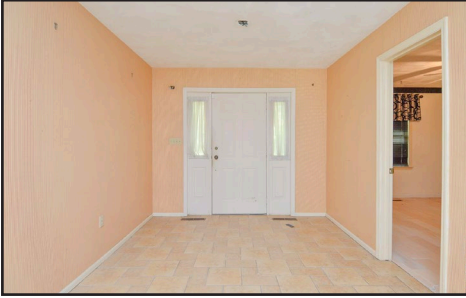
3BR/3BA ~ 3450± Total Finished SF (Includes 808± SF in Basement) ♦ Year Built: 1980 ♦ Forced Air Heating ♦ Central Air (2)
Wood Burning Fireplace (2) ♦ Electric Furnace ♦ Electric Water Heater ♦ Roof: Shingle ♦ Electric: Breaker Box
Water & Sewer: Public/Septic ♦ Basement: Partially Finished ♦ Gravel Driveway ♦ 2 Car Attached Garage



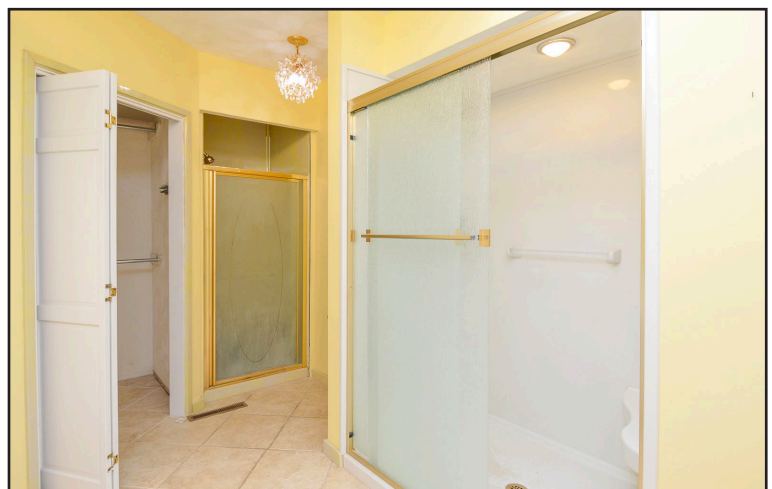
Do not miss this 3BR/3BA ranch home with attached two car garage w/ private lake access and dock on 5.14± ac. in Freeburg, IL! The main level features a large family room that opens to the back porch, a kitchen with stainless some steel appliances, a large living room complete with wood burning fireplace, a primary suite complete with walk-in closet and an over-sized private bathroom including two showers, a vanity and his and her sinks, and heated floors, two remaining bedrooms, a 2nd full bathroom, & a three-quarter bathroom. The partially finished lower level offers a rec. room w/ wood burning fireplace, a bar area and an unfinished utility room. The home is situated at the end of a private gravel driveway and located in the sought after Timber Hill Estates subdivision of Freeburg, IL.

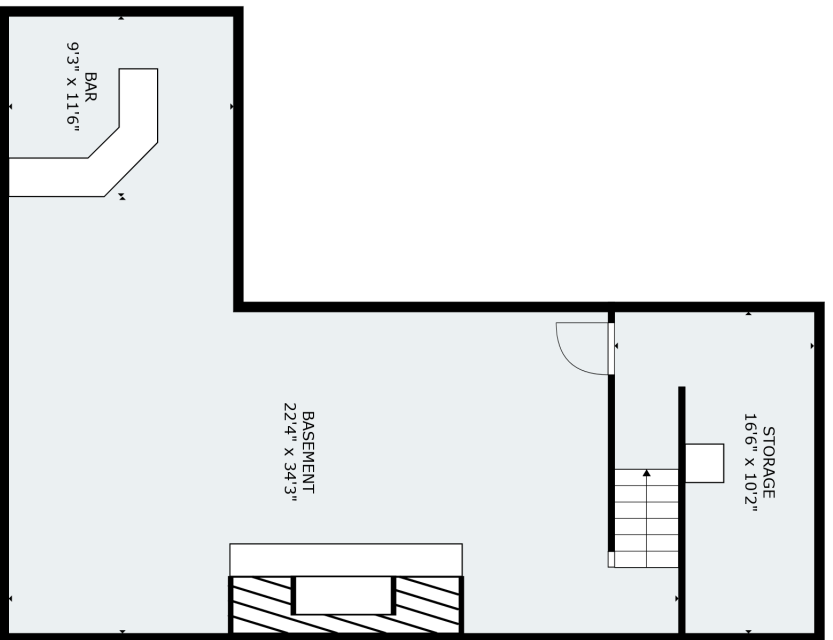


Additional Photographs



Additional Photographs





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

