

Professional Real Estate Auctions By:

**Adam's**  
Auction & Real Estate Services, Inc.

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For Online Bidding Visit:  
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## Online Only Real Estate Auction

2109 South 3rd Street, Fayetteville, IL 62258

**4BR/2BA HOME**

**DETACHED  
2 CAR GARAGE**

**0.16+/- AC LOT**



***Bidding Closes: 5:30PM***  
***Wednesday, October 30, 2024***

***Viewing: 2:30-4:30PM***  
***Sunday, October 27, 2024***

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

**County:** St. Clair ♦ **2023 Taxes:** \$2,446

**Exemptions:** Owner Occupied

**Parcel Numbers:** 19-08.0-129-003

**Zoning:** Single Family

**Total Lot Size:** 0.16± Ac

**Schools:** Freeburg Dist. #70 & Freeburg HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 Minimum  
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.

# 2109 South 3rd Street Property Information

4BR/2BA ~ 1,792± Total Finished Sq. Ft. ♦ Year Built: 1957 ♦ Forced Air Heating ♦ AC: None  
Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space  
Electric: Circuit Breaker ♦ 2 Car, Detached Garage



Calling all investors and rehabbers! Potential filled 4BR/1.5BA two story home with detached two car garage with a workshop in Fayetteville, IL! The main level has a living room, kitchen, bathroom, and family room with wood burning stove. The second level has all four bedrooms and a bathroom. The home also has an insulated 3 season room looking out into the backyard. The detached two car garage includes an additional space that could be used as a workshop. The home is in various stages of disrepair and is ready for your creative touches! It is the responsibility of the bidder to independently verify any/all information regarding all components of the home including but limited to the HVAC.

