

Professional Real Estate Auctions By:



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**3BR/2BA HOME**  
**48 X 30 OUTBUILDING**  
**2.89 ACRES**

# Online Only Real Estate Auction

**3123 Steppig Road, Columbia, IL 62236**



2.89+/- Ac

***Bidding Closes: 6PM***  
***Thursday, October 24, 2024***

***Viewing: 2:30-4:30PM***  
***Sunday, October 20, 2024***

**County:** Monroe ♦ **2023 Taxes:** \$1,542  
**Exemptions:** Owner Occupied, Elderly Senior Freeze, Disabled Person  
**Parcel Number:** 04-29-200-015-000  
**Zoning:** Residential  
**Total Lot Size:** 2.89± Ac  
**Schools:** Columbia Dist. #4 & Columbia HS

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Notified of ALL of our Upcoming Auctions

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.

# 3123 Steppig Road Property Information

3BR/2BA ~ 3,010± Total Finished SF. (Includes Basement SF.) ♦ Year Built: 1951 ♦ Forced Air Heating ♦ Central Air ♦ Propane Gas Furnace  
Electric: Fuses ♦ Propane Water Heater (New in 2023) ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle (New in 2018) ♦ Gravel Driveway  
Basement: Full, Walk-Out, Partially Finished ~ 1,230± Sq. Ft. ♦ Vinyl Windows (New in 2018) ♦ 48' x 30' Pole Barn w/ Electric



Do not miss your opportunity to bid on this well maintained 3BR/2BA home and 2 car, tuck-under garage on 2.89± acres in Columbia, IL! The spacious main level features a living room complimented by a fireplace with a floor to ceiling stone surround, a kitchen & dining room area, three bedrooms and a full bath. The walk-out lower level is partially finished with a second kitchen, a large rec. room with a built in bar, an office space and a three-quarter bath. Rounding out the lower level square footage is a laundry room and utility room. The property also includes a detached 48' x 30' pole barn that could be used as a workshop. The pole barn offers two garage doors, one for smaller vehicles and a taller one allowing for indoor RV Storage. These semi-private 2.89± acres offer manicured lawns and tall shade trees. The property is easily accessed from Steppig Road and located mere minutes from Downtown Columbia, IL and St. Louis, MO.

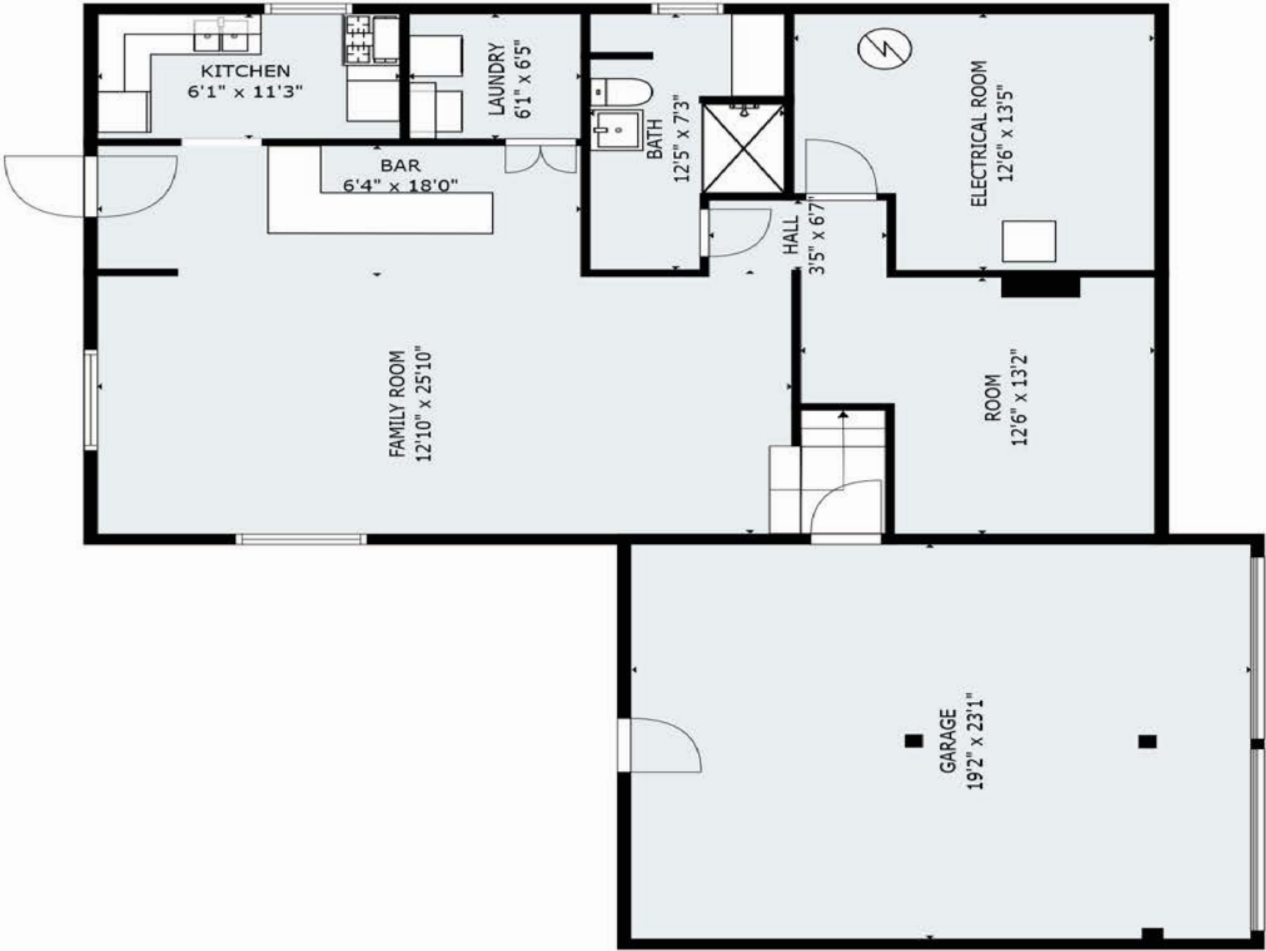


# Additional Property Photographs



# Additional Property Photographs





FLOOR 1



FLOOR 2