

Professional Real Estate Auctions By:

Adam's
Auction & Real Estate Services, Inc.

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Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
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3BR/3BA HOME

2 CAR GARAGE

0.25+/- ACRES

Online Only Real Estate Auction

305 West Poos Drive, New Baden, IL 62265



Bidding Closes: 6:30PM
Wednesday, October 30, 2024

Viewing: 12-2PM
Sunday, October 27, 2024

Text ADAMS to 1-800-496-6299 To Be
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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.

County: Clinton ♦ **2023 Taxes:** \$0.00*

Exemptions: Owner Occupied, Senior Homestead

Senior Freeze, Disabled Veteran

* Taxes will be re-assessed with new owner as current owner has all available exemptions

Parcel Number: 11-10-07-306-002

Zoning: Residential

Total Lot Size: 0.25± Ac

Schools: Wesclin Dist. #3 & Wesclin 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

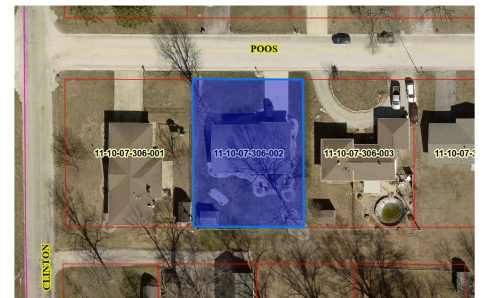
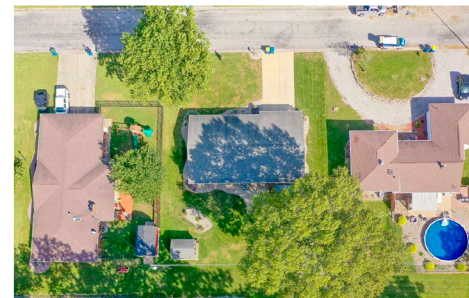
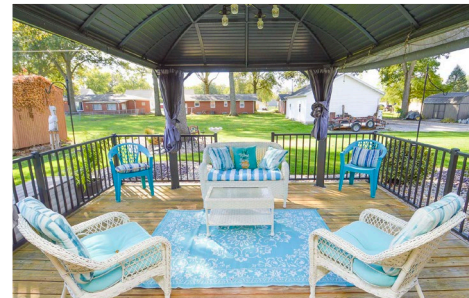
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

305 West Poos Property Information

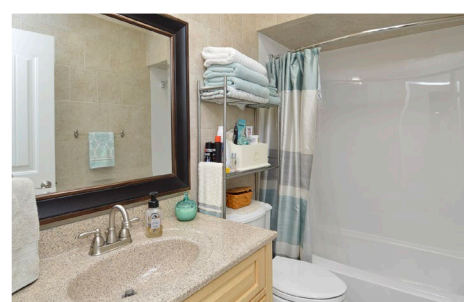
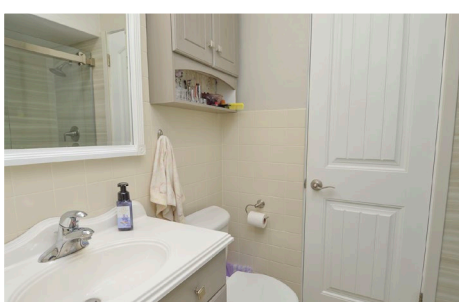
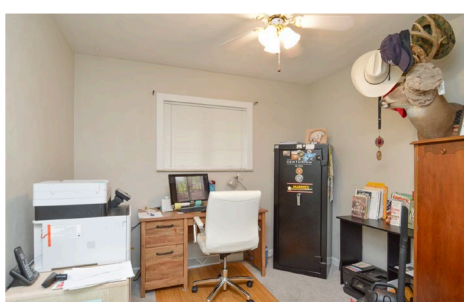
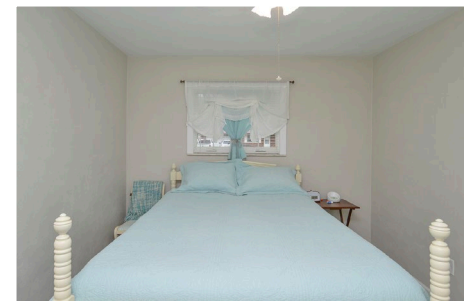
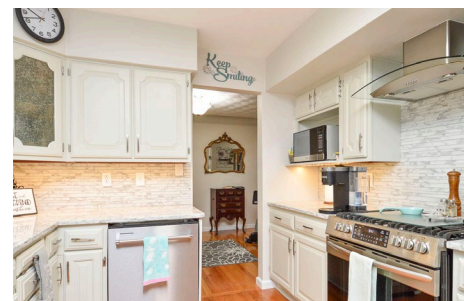
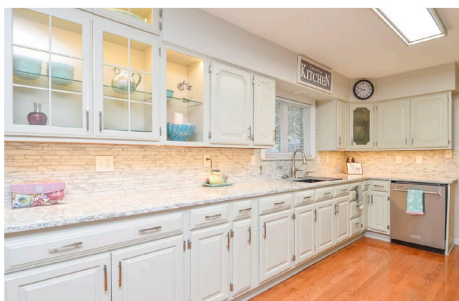
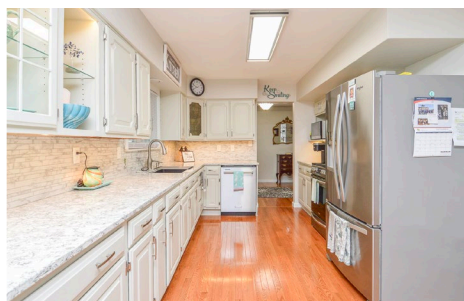
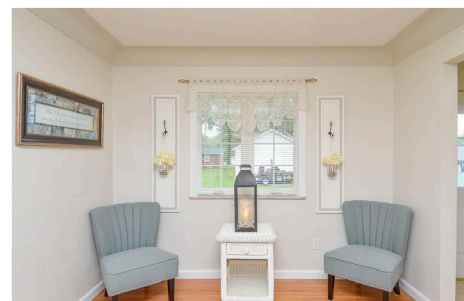
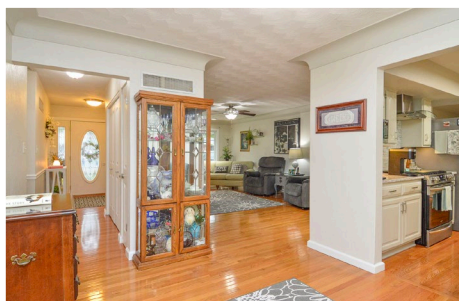
3BR/3BA ~ 2,868± Total Finished SF. (Includes Basement SF.) ♦ Year Built: 1966 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace
Electric: Breaker Box ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway
Basement: Full, Partially Finished ~ 1,308± Sq. Ft.



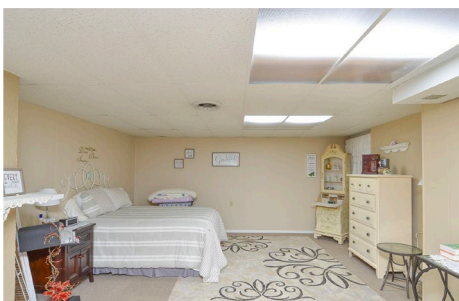
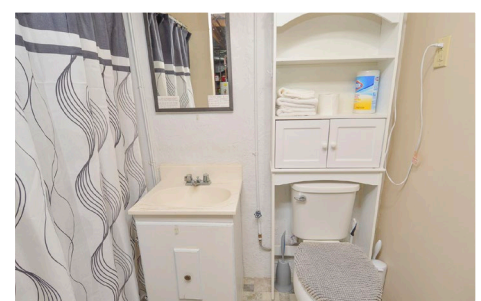
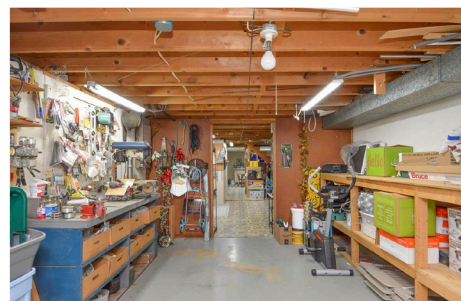
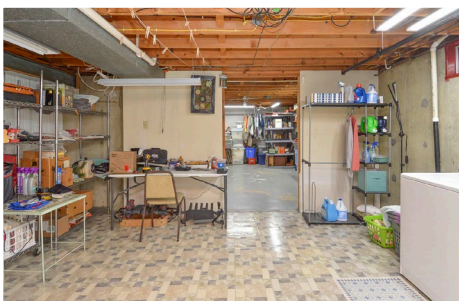
Charming, well maintained and practically move in ready 3BR/3BA brick ranch home with attached two car garage and full, partially finished basement on a large 0.25+/- acre lot in New Baden, IL! The main level features a large living room complemented by beautiful wood flooring and 3 floor to ceiling windows allowing for great natural lighting, a sitting room, and a kitchen with custom cabinets, lots of counter-top space and stainless-steel appliances. Rounding out the main level is a dining area, three bedrooms including the primary suite with a three-quarter bath, and the 2nd bath. The lower level features a second kitchen and dining area, a large rec room, a three-quarter bathroom, a hobby room and a utility room. The deck overlooks the back yard and has an attached gazebo. There is a garden shed for storage also located in the back yard. This must-see property is located mere minutes from I-64 and Scott Air Force Base!

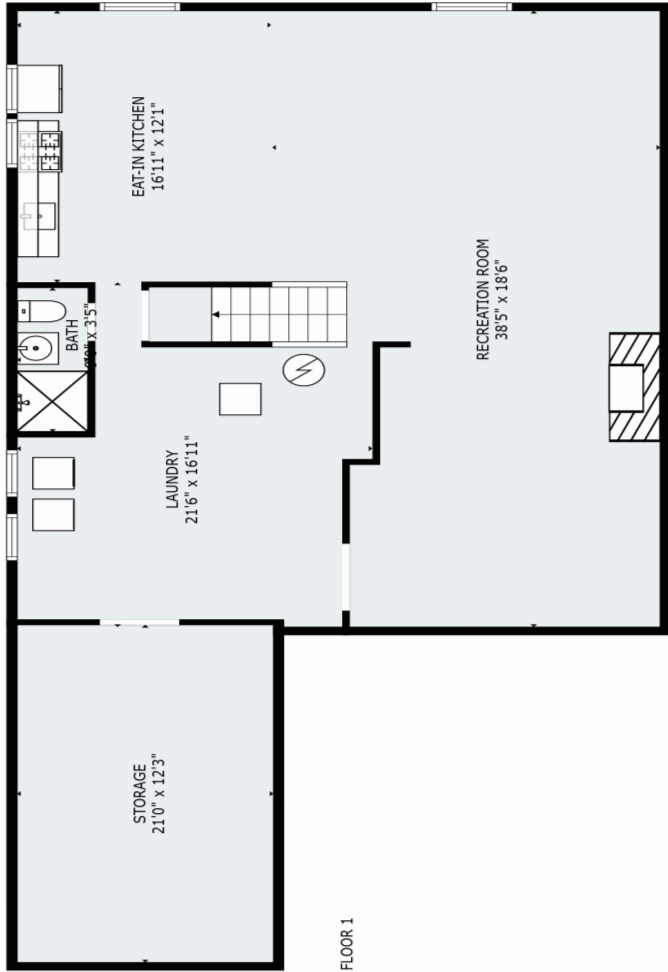


Additional Property Photographs

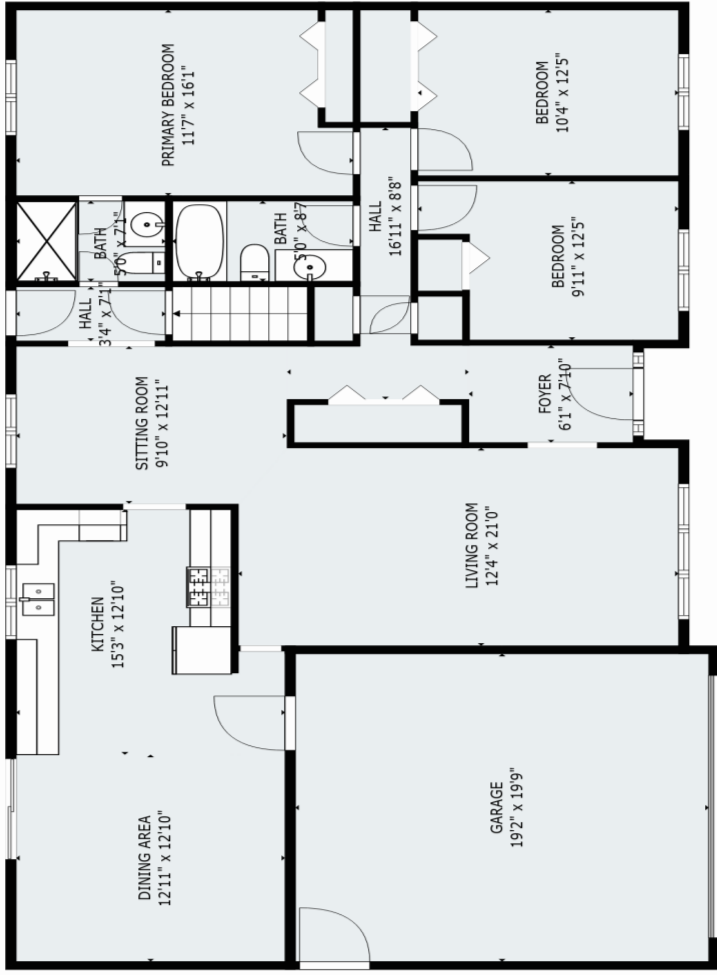


Additional Property Photographs





FLOOR 1



FLOOR 2