

Professional Real Estate Auctions By:

Adam's

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**3BR/3BA HOME
WALK-OUT BASEMENT**

7.66+/- ACRES

Online Only Real Estate Auction

9742 New Athens Darmstadt Road, Lenzburg, IL 62255



Bidding Closes: 5PM
Tuesday, November 19, 2024

Viewing: 12-2PM
Sunday, November 10, 2024

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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: St.Clair ♦ **2023 Taxes:** \$4,291
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 19-31.0-300-009
Zoning: Residential
Total Lot Size: 7.66± Ac
Schools: New Athens #60 & New Athens 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

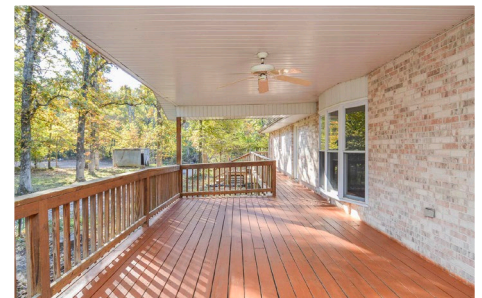
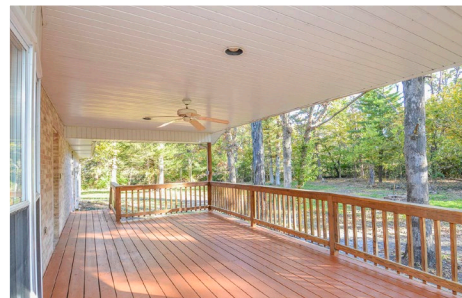
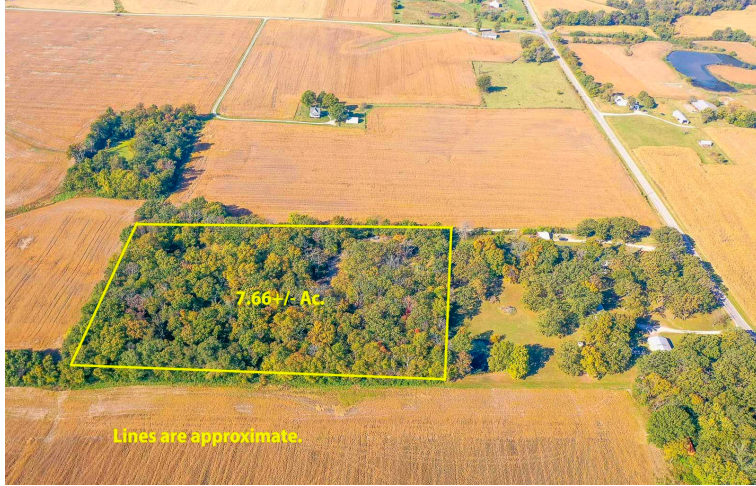
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

9742 New Athens Darmstadt Road Property Details

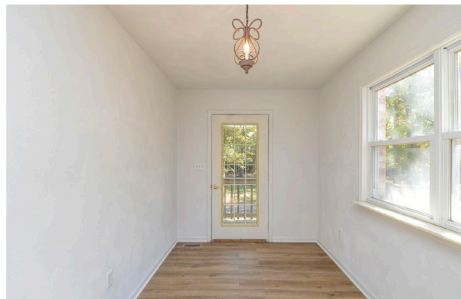
3BR/3BA ~ 4,681± Total Finished SF. (Includes Basement SF.) ♦ Year Built: 1998 ♦ Forced Air Heating ♦ Central Air ♦ LP Gas Furnace
Fireplaces: (3) 2-LP Gas, 1-Wood Burning ♦ Electric: Breaker Box ♦ LP Gas Water Heater ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle
Gravel Driveway ♦ Basement: Full, Walk-Out, Partially Finished ~ 2,025± Sq. Ft. ♦ 50' x 34' Pole Barn w/ Electric



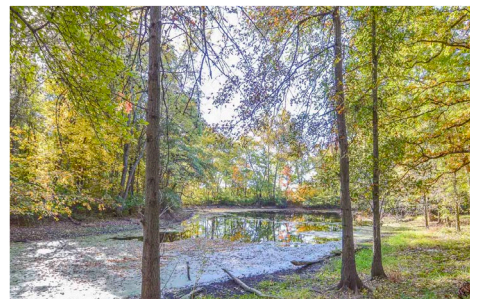
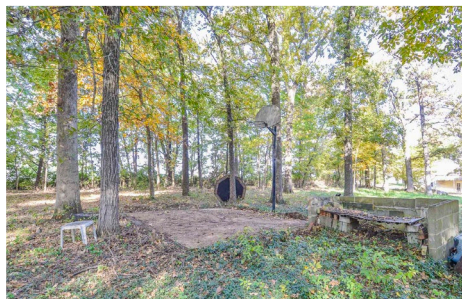
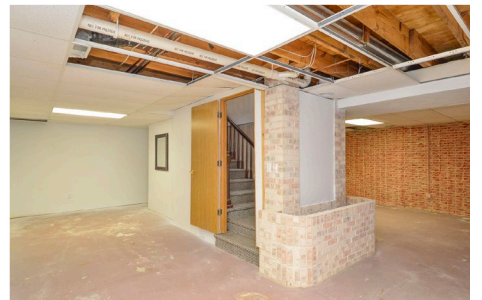
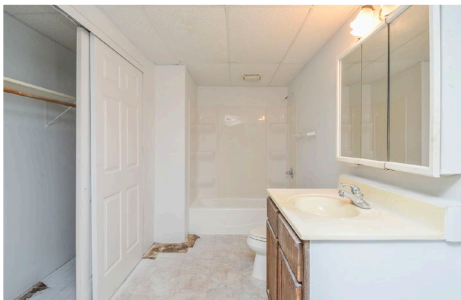
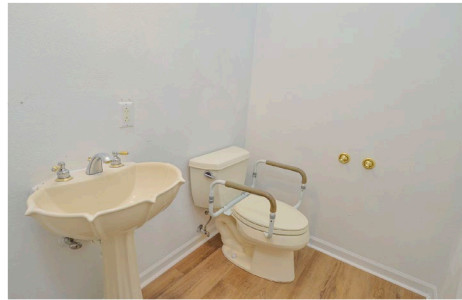
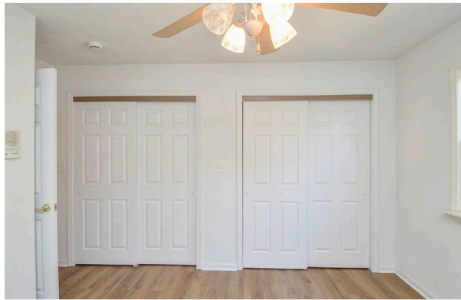
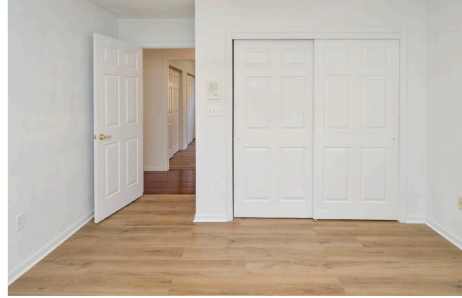
Recently updated and practically move in ready 3BR/3BA ranch home, with a full, partially finished walk-out basement and additional outbuilding on 8+/- acres in New Athens, IL! The foyer opens to the combined kitchen and dining area with an accessible half bathroom. The formal dining area and family room is complete with a LP gas burning fireplace and two sets of French doors for added privacy. The three bedrooms are located off the main hallway and include the primary suite with a private full bath, LP gas burning fireplace, and private exterior access to the rear deck. The main level square footage is rounded out by a spacious all season room complete with LP gas burning fireplace and large windows, allowing beautiful views of the surrounding woodlands and wildlife. The partially finished lower level includes a second kitchen, wood-burning fireplace with floor to ceiling brick mantle, a large recreational room, a bonus room, and a laundry room. The property also includes a pole barn which was previously used with as a workshop and garage has roughed in plumbing and electric. The interior of the home has been recently painted and has had new LVP flooring installed in the kitchen, main level bathrooms and bedrooms. Located on a secluded lot with a private pond and ample woodlands, perfect for any outdoors enthusiast! This home is a must see!

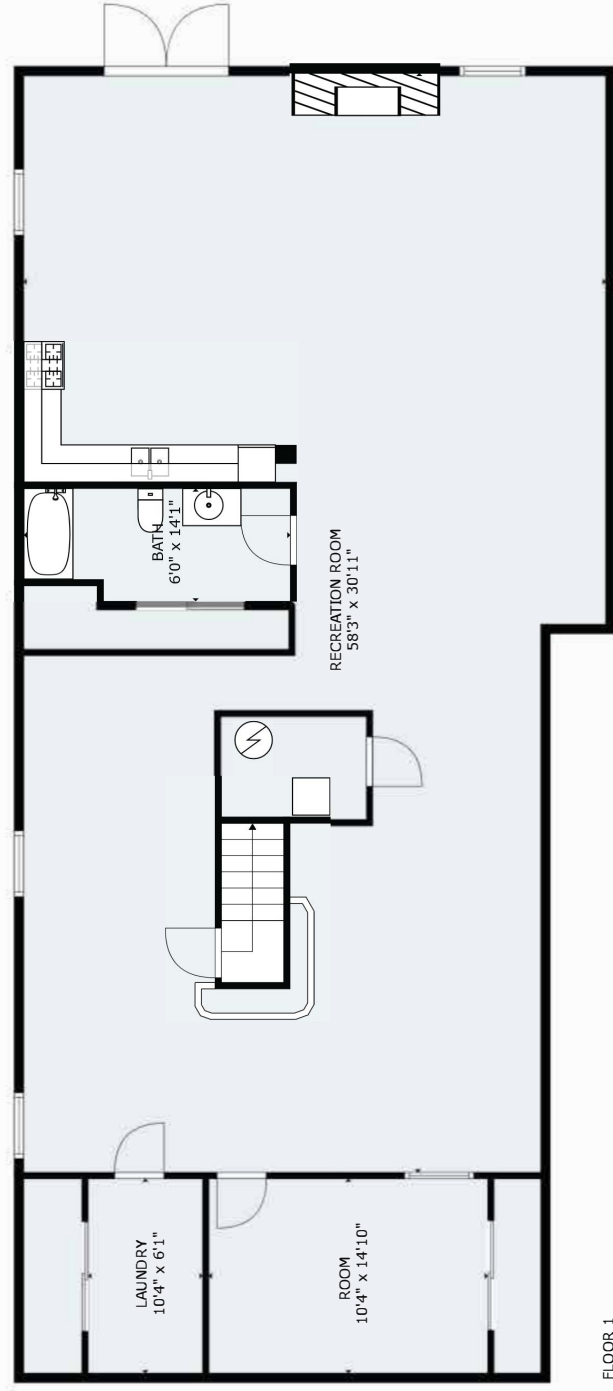
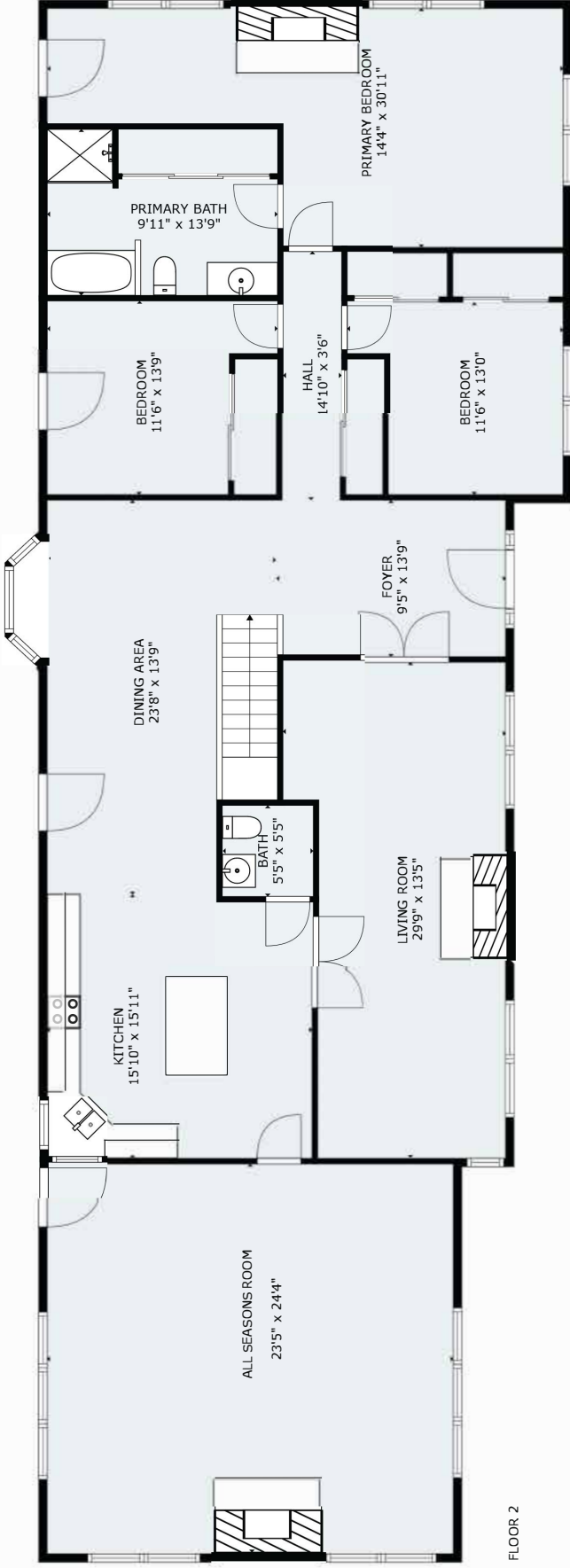


Additional Property Photographs



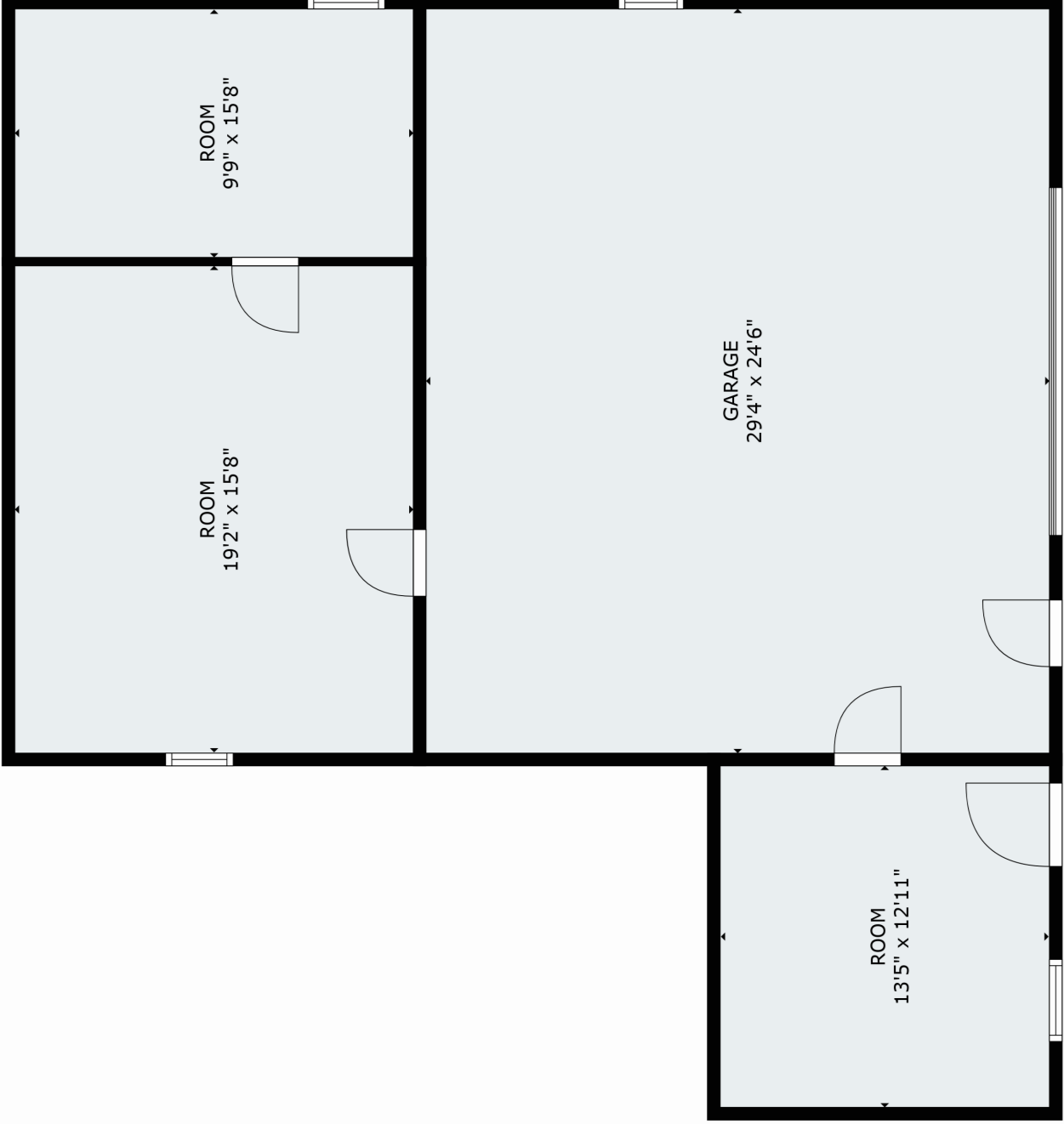
Additional Property Photographs





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





FLOOR 1

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

