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**4BR/3BA HOME**  
**w/ OUTBUILDINGS**  
**4.12± ACRES**

**Online Only Real Estate Auction**  
**3031 Rentschler Road, Belleville, IL 62221**



***Bidding Closes: 5PM***  
***Wednesday, December 18, 2024***

***Viewing: 12-2PM***  
***Sunday, December 15, 2024***

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

**County:** St. Clair ♦ **2023 Taxes:** \$6,131

**Exemptions:** None

**Parcel Number:** 14-04.0-100-018

**Zoning:** Single Family

**Total Lot Size:** 4.12± 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

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.



# 3031 Rentchler Road Property Information

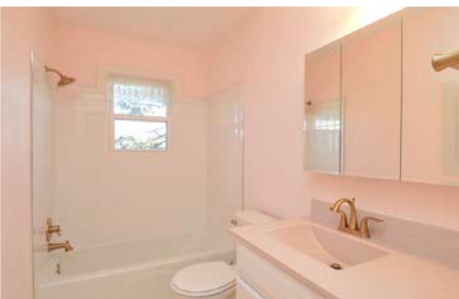
4BR/2BA ~ 2,348± Total Finished SF. (Includes Basement SF.) ♦ Year Built: 1969 ♦ Baseboard Heating ♦ Central Air ♦ Propane Boiler  
Electric: Breaker Box ♦ Propane Water Heater ♦ Water & Sewer: Well/Septic ♦ Roof: Shingle ♦ Gravel Driveway  
Water Softener ♦ Wood Burning Fireplace ♦ Basement: Full, Partially Finished ~ 1,052± Sq. Ft. ♦ 28' x 48' Barn



Do not miss your opportunity to own this 4BR/3BA home with a full, partially finished, walk-out basement, detached 2-car garage and additional outbuilding in Belleville, IL! The main level features a large living room with hardwood floors, combined kitchen and dining area that opens to the 12' x 15' 4-season room, a full bath and three bedrooms including the primary suite complete with a private ¾ bath. The lower level boasts a large rec room with wood burning fireplace, a large bedroom, and a utility room with a ¾ bath. In addition, the lower level has radiant heat flooring! The property also includes a detached 2-car garage with a work shop and second level loft for additional storage and a 28' x 48' barn. Situated on a large 4.12+/- acre lot with some woodlands and located withing the Freeburg School District! This is a property you do not want to miss!



# Additional Property Photographs

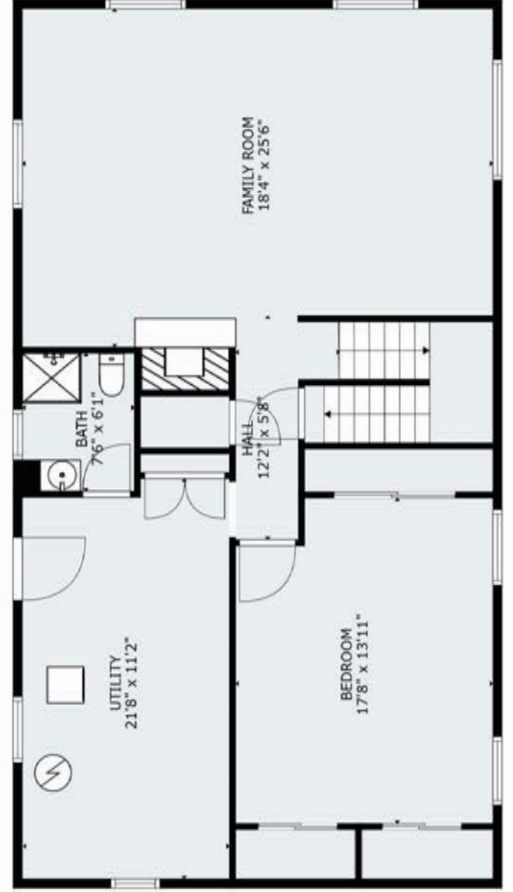


# *Additional Property Photographs*

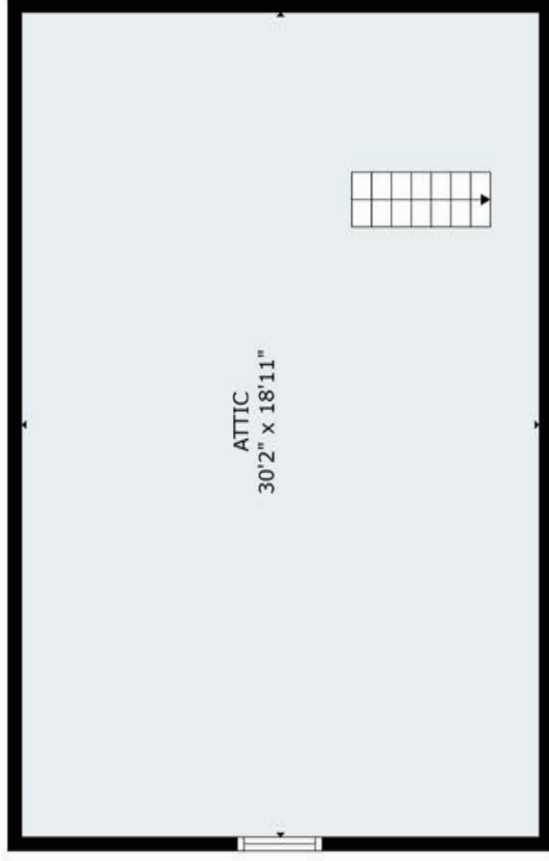
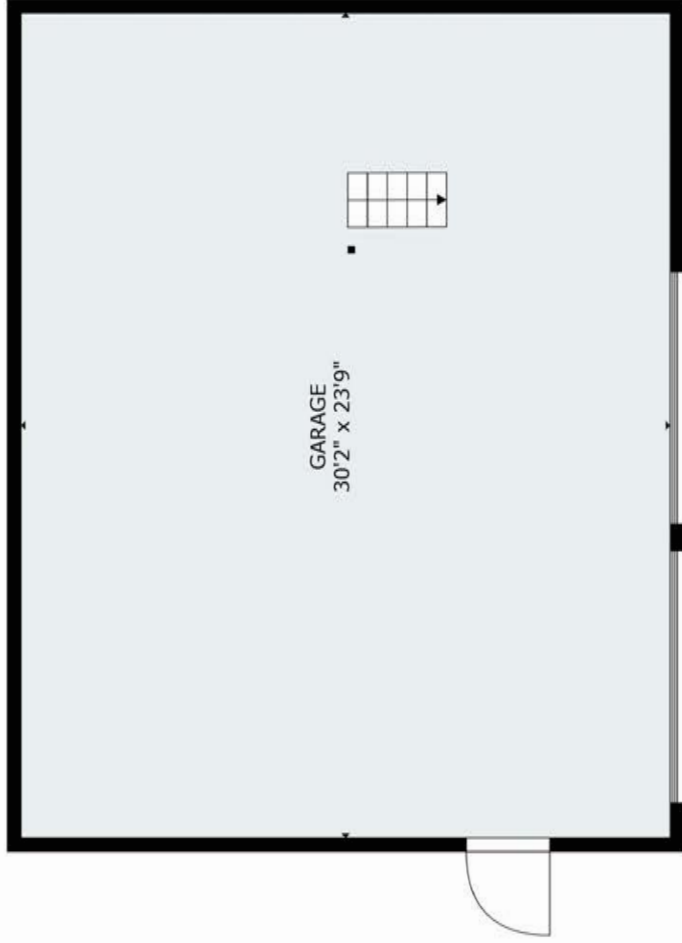




FLOOR 2



FLOOR 1



FLOOR 1

FLOOR 2

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

