

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

704 East Hanover Street, New Baden, IL 62265

3BR/2BA HOME
2 CAR GARAGE
0.18+/- AC LOT



Bidding Closes: 6PM
Thursday, March 6, 2025

Viewing: 2:30-4:30PM
Sunday, March 2, 2025

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



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:** \$2,426

Exemptions: Owner Occupied

Parcel Number: 11-10-18-217-006

Zoning: Single Family

Total Lot Size: 0.18± Ac

Schools: Wesclin CUSD #3, Wesclin HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

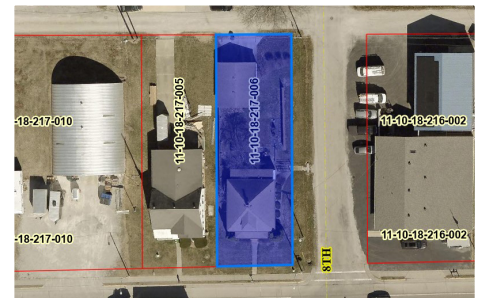
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

704 East Hanover Street Property Information

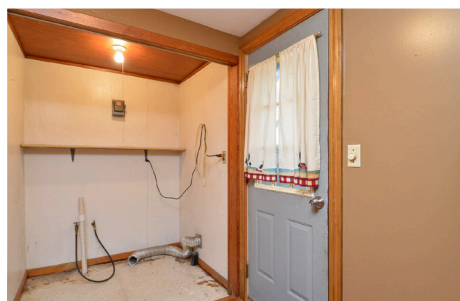
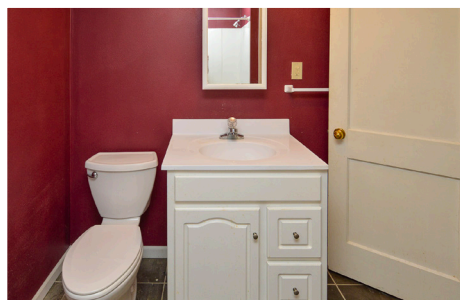
3BR/2BA ~ 1,526± Total Finished SF. ♦ Year Built: 1948 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace
Electric: Fuses ♦ Gas Water Heater ♦ Sump Pump ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Gravel Driveway
Basement: Partial, Unfinished/Crawl Space ♦ 2 Car Detached Garage w/ Electric

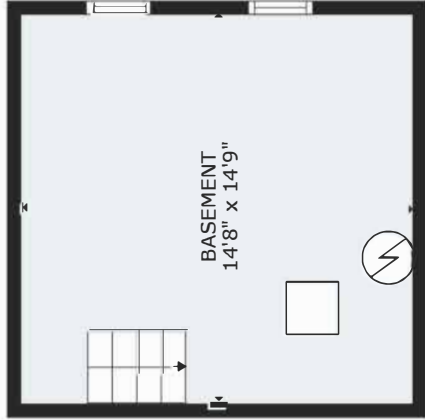


Well maintained and practically move in ready 3BR/2BA home with a detached two car garage on a spacious corner lot in New Baden, IL! The main level features a large living room with newer carpeting and overhead lighting with ceiling fan, two bedrooms with newer carpeting including the primary bedroom complete with built in vanity and private full bathroom. The combined kitchen and dining area boast solid hardwood flooring that runs through to the laundry room and the homes second full bathroom. The second floor houses the third bedroom that includes ample storage/closet space with a walk-in closet and additional side storage areas. The exterior features a covered front porch, a rear concrete patio and walkway that leads to the detached two car garage and partial fencing. Located directly off IL -161 just minutes from Scott Air Force Base and I-64!



Additional Property Photographs

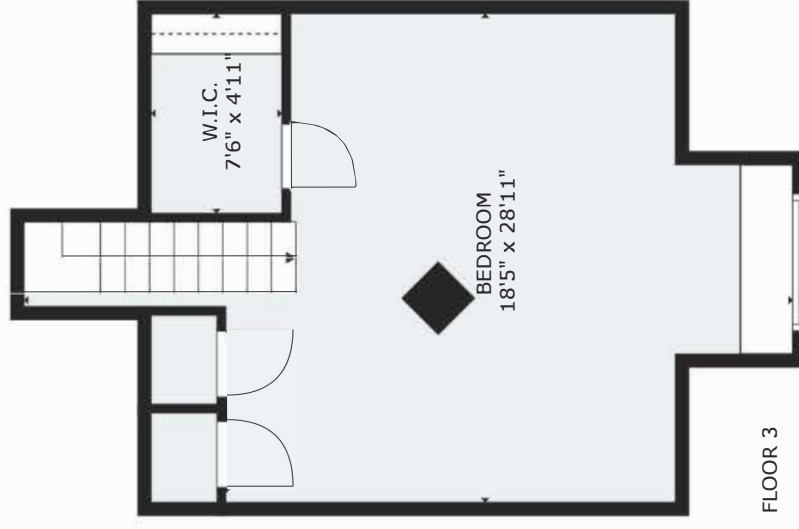




FLOOR 1



FLOOR 2



FLOOR 3



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