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# Online Only Real Estate Auction

**1011 Franklin Street, Carlyle, IL 62231**

**4BR/2BA HOME**  
**MULTI-FAMILY POTENTIAL**  
**0.19+/- AC. LOT**



0.19+/- AC

Lines are approximate.

***Bidding Closes: 5PM***  
***Wednesday, April 23, 2025***

***Viewing: 12-2PM***  
***Sunday, April 13, 2025***

Text ADAMS to 1-800-496-6299 To Be  
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County: Clinton ♦ 2023 Taxes: \$2,885  
Exemptions: Owner Occupied  
Parcel Number: 08-08-18-325-006  
Zoning: R1-Residential  
Total Lot Size: 0.19± Ac  
Schools: Carlyle Dist. #1 & Carlyle 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



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.

# 1011 Franklin Street Property Information

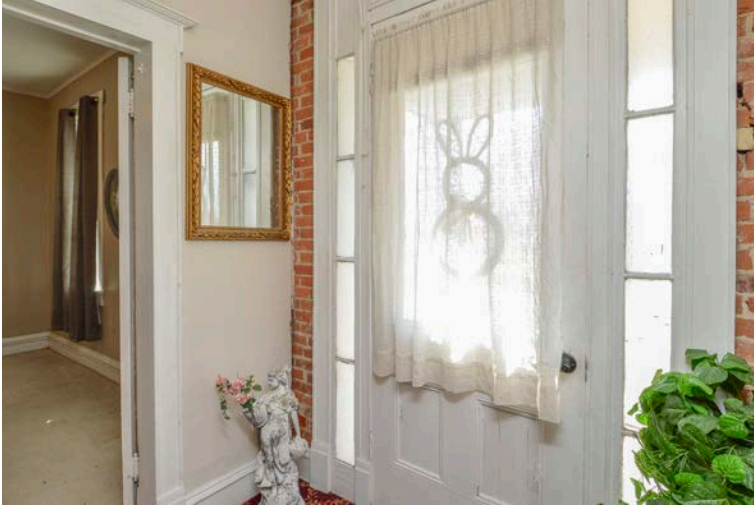
4BR/2BA ~ 2,888± Total Finished SF. ♦ Year Built: 1855 ♦ Radiant Heating ♦ Window Unit ♦ Gas Boiler (Needs Repaired/Replaced)  
Electric: Circuit Breaker ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Partial, Unfinished/Slab  
Poured Concrete Driveway ♦ Single Car Carport



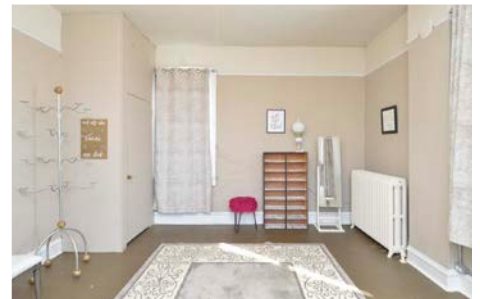
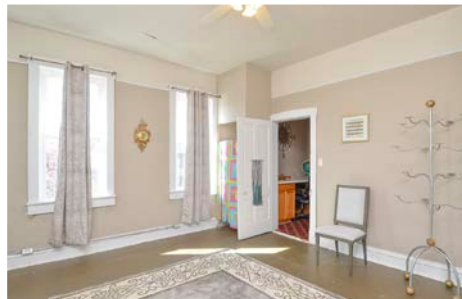
A spacious 4BR/2BA home with a layout that can function either as a single-family home or with the proper governmental approval, a duplex for added versatility, whether you are looking to settle in and make it your own or make a smart investment. The main level features two spacious bedrooms, a full bathroom, a formal dining room, large family room and kitchen. There are two private entrances to the main level as well as a laundry/utility room and additional storage room. The second floor offers two spacious bedrooms, a full bathroom, large living room, and a full kitchen. In addition, a large landing situated at the end of the staircase leading to the second level is perfect for an office nook. There is also an enclosed sunroom, also on the second level offering an abundance of natural light. The second level is also accessible from a staircase on the exterior of the home. The home is on a boiler system with radiant heat. The boiler will need to be repaired or replaced by the new owners. Situated on a large 0.19± acre corner lot just minutes from all local amenities and Carlyle Lake!



# Additional Property Photographs

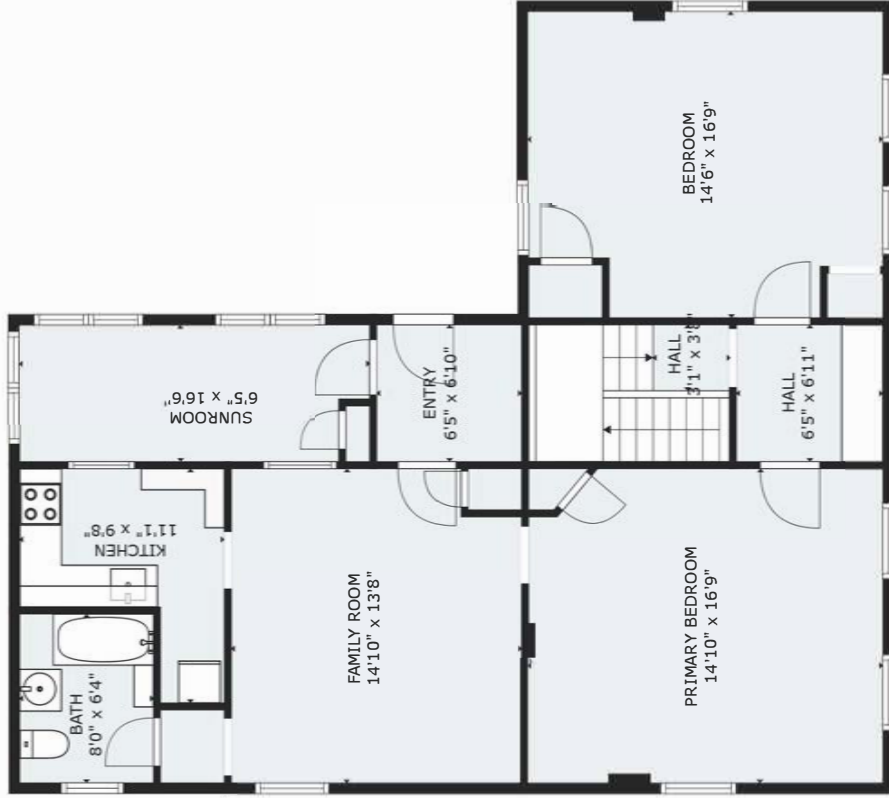


# Additional Property Photographs





FLOOR 1



FLOOR 2

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

