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# Online Only Real Estate Auction

412 & 414 South Elm Street, Greenville, IL 62246

**2BR/1BA DUPLEX**

**2 - 812+/- SQ. FT. UNITS**

**0.23+/- AC LOT**



***Bidding Closes: 5:30PM***  
***Thursday, April 10, 2025***

***Viewing: 12-2PM***  
***Sunday, April 6, 2025***

**County:** Bond ♦ **2023 Taxes:** \$2,545

**Exemptions:** None

**Parcel Numbers:** 05-30-11-310-055

**Zoning:** Multi Family

**Total Lot Size:** 0.23± Ac

**Schools:** Bond County Unit #2 & Greenville HS

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



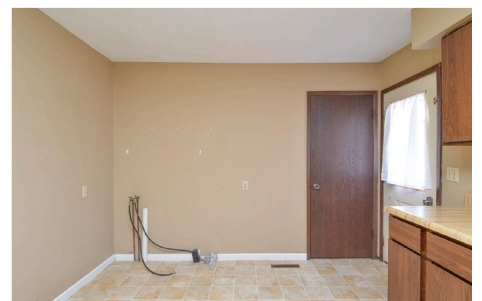
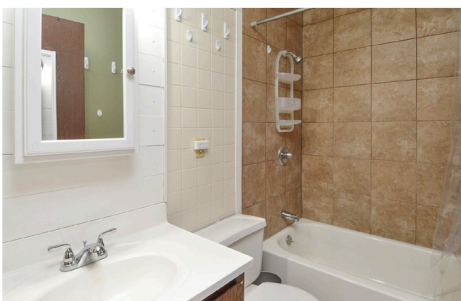
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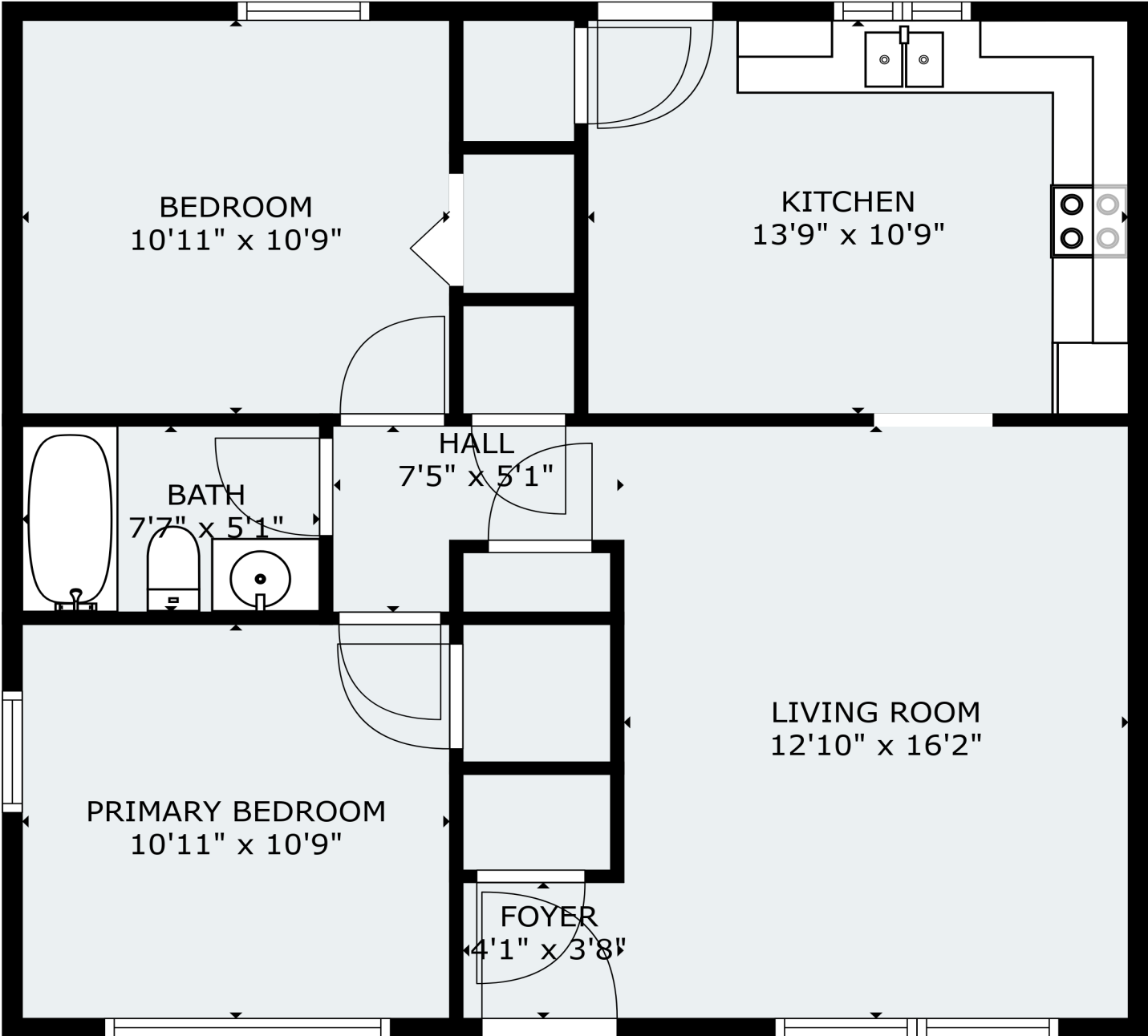
# 412 & 414 South Elm Street Property Information

(2) 2BR/1BA Units ~ 1,624± Total Finished Sq. Ft. ♦ Year Built: 1985 ♦ Forced Air Heating ♦ Central Air Conditioning  
Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space  
Electric: Circuit Breaker ♦ Concrete Driveway



Add any rental portfolio with this 1,624± Sq. Ft. partially rented duplex in Greenville, IL! Each unit of the duplex offers 812± sq. Ft. of living space and features two bedrooms, a full bathroom, living room and eat-in kitchen with washer and dryer hook-ups. Unit 414 is currently rented on a month-to-month lease at a monthly rental rate of \$400. Each unit has its own dedicated electric meter with the current owner paying for water, sewer, trash, gas and electricity. The property features a large, shared backyard, a new deck on unit 412 and poured concrete driveways. Located minutes from schools, local amenities and I-70!





FLOOR 1

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