

8.1 ACRES AVAILABLE IN FREEBURG, IL

Real Estate Auction

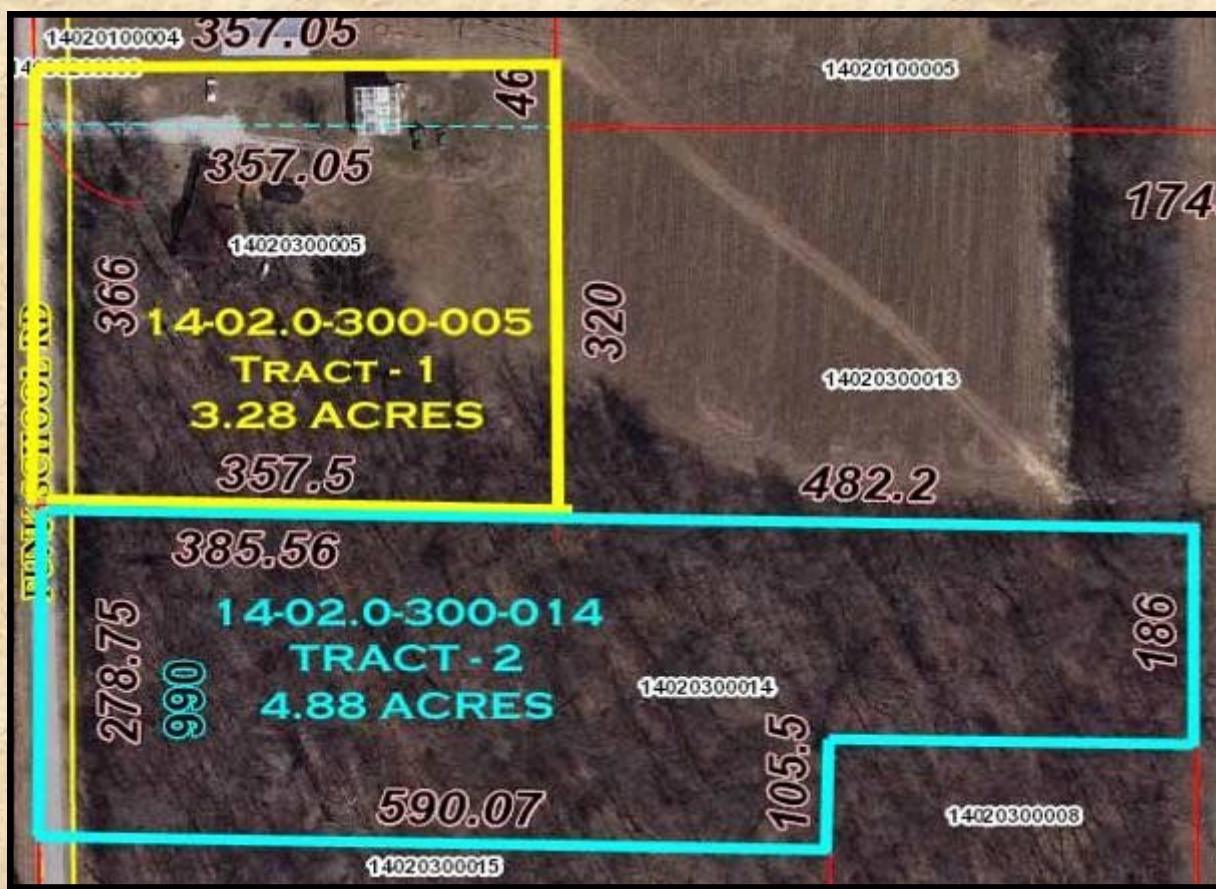
Sat., June 1, 2013 @ 10:00 AM

Auction Held at: 7018 Funk School Rd., Freeburg, IL

Register at www.adamsauctions.com for Live Online Bidding!!!

Property Address: 7018 Funk School Rd., Freeburg, IL 62243

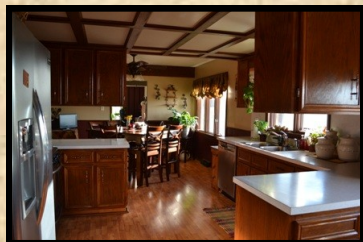
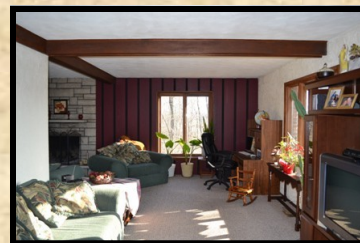
Property Viewing: Sun., May 26 ~ 2:30 - 4:30 pm



Mascoutah School District



3 Bedroom • 2 Bath • 2 Car Garage • 2,100 Sq. Ft. Home • 12 x 22 & 9 x 12 "L" Shaped Living Room with Wood Burning Fireplace • 12 x 26 Eat-In Kitchen with Laminate Floors • 10 x 07 Front Entry with Vinyl Floors • 21 x 13 Master Bedroom • 07 x 05 3/4 Master Bath • 17 x 11 Second Bedroom • 17 x 12 Third Bedroom • 07 x 05 Full Bath, Recently Remodeled • Carpeting in House Only 3 Years Old • Full Basement with 2nd Fireplace & Studs in Place for Adding Living Space • 32 x 18 Above Ground Pool ~ 4.5 Ft. Deep with New Liner only 1 Season Old • Detached 30 x 40 Pole Barn w/ 14' Lean To • Underground Electric Dog Fence • Propane • Gas Water Heater • Gas Furnace • 220 Amp Circuit Breaker • Septic • Well Water (Pump is 1 Year Old)



4.88 Wooded Acres ~ Great Recreational or Buildable Ground



8 Acres to be Offered in 2 Tracts

County: St. Clair Township: 14 Section: 02

Tract 1 ~ Home & 3.28 Acres

Parcel ID#: 14-02.0-300-005 2011 Taxes: \$3,055
Zoning: Imp. Rural Exemptions: Owner Occupied

Tract 2 ~ 4.88 Wooded Acres

Parcel ID#: 14-02.0-300-014 2011 Taxes: \$701
Zoning: Vacant Rural

Professional Real Estate Auctions by:

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TERMS:

**\$10,000 DOWN DAY OF SALE ON
EACH PARCEL OF REAL ESTATE
BALANCE DUE IN 30 DAYS
6% BUYERS PREMIUM**

ANY ANNOUNCEMENT MADE DAY
OF SALE TAKES PRECEDENCE OVER
ANY PRINTED MATERIAL.
LIST SUBJECT TO
CHANGE WITH OUT NOTICE.
LIC # 044000169



Toll Free: 1-877-566-8751

Adam Jokisch

618-530-8751 (mobile #)