

REAL ESTATE *ONLINE ONLY* ABSOLUTE AUCTION

for bidding or more information go to:

Live.LegacySells4U.com

Bidding Deadline is Sunday, March 10th ~ 1:00 pm



1109 Longfellow ~ Edwardsville, IL

This 864 sq ft home offers close proximity to downtown & the bike path. It features one generously sized bedroom on the main level along with kitchen, dining, and living room. The utility and bonus/bedroom are situated in the over-sized tuck under garage. Other amenities include a rear enclosed sun room, updated 100 amp electrical service and forced air furnace w/central air.

This property would be ideal for a college student or as income producing rental property. Parcel ID: 14-2-15-14-11-201-021

2017 taxes: \$1179.88 Lot Size: 30.1' x 164.2' irr

OPEN HOUSE

Saturday, Feb. 23rd Noon-2 pm or by private appointment.

AUCTIONEER'S NOTE: This home sells to the highest bidder regardless of the price. Please have your financing pre-arranged and bid your price online.

Real Estate Terms

Terms: Winning bidder will be required to enter into a written contract to purchase with \$5,000 down day of auction to be placed in escrow with the balance due on or before 30 days from auction date. A 6% buyers premium will be added to the bid price to establish a total contract price. Property will be sold with a free & clear title. Property is sold in AS-IS condition with all faults, imperfections, attributes & errors of description. All information is presented in good faith but the auctioneer or seller does not warrant or present that the information provided is complete or accurate. All inspections due diligence & determinations are the sole responsibility of the buyer. The property sells with no buyer contingencies. All sales are final.

LEGACY
REALTY & AUCTION

Gary Niemeier - Auctioneer

(618) 781-3814

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