

1302 11th St Lawrenceville, IL 62439

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Residential Active LP: \$100
MLS#: 6207361 **DOM:** 6 **OP:** \$100



Year Blt:	1930	Tot Fin SF Area:	2,240/\$.04
PropSubType:	Single Family	Tot Fin Abv Grd:	2,240/\$.04
Stories:	1.5	Main SF:	1,120
Style:	Traditional	Upper 1 SF:	1,120
Bedrooms:	6	Upper 2 SF:	
Baths Full/Half:	2/0	Lower SF:	
Rooms:	9	Bsmt Total SF:	1,120
Bedrm on Main:	Yes	Bsmt Finished SF:	0
Master Bath:	No	Bsmn Unfin SF:	1,120
Lndry on Main:	No	SqFt Source:	Public Records
#Fireplaces:	1	Lot SqFt:	11,937
Lake/Name:	No	Acres:	0.27
Bsment:	Yes	Apx Lot Dim:	
Bsmnt Type:	Unfinished		
Fnd Type/Mat:	Full Basement/Brick/Masonry		
GarageSp/Type:	0 Spaces		

Tax Information & Legal

County: Lawrence **Tax ID:** [06-002-791-00](#)
Taxes/Yr: \$1,114/2019 **Tax Exmptn:** None
Legal: LOT 6 & LOT 7 WATTS SOUTH PARK ADDITION. QCD#0075,719 V741 P90 DATED: 08-08-07 QCD #00106,996 V 1163 P 327 DATED: 10-29-2019

Schools

District: Other

Property Information and Features

Zoning: RES	Water: Public	Factory Built: No
Subdivision: Yes/Watts South Park Add	Sewer: City Sewer	Foreclosure: None
Covnts/HOA: No/No	Elec/Gas \$:	CFD Avail: No
Appliances: None		
Heat/Cool/WH: Forced Air/None/Gas		
Interior Feat: Fireplace-Livingroom		Driveway: None
Exterior: Aluminum, Vinyl	Roof: Metal	Porch/Dk/Patio: Front Porch, Open

Remarks and Showing Instructions

Public: This home is selling by online auction only. This 6 bedroom, 2 bath home with full, unfinished basement, newer metal roof, and some replacement windows, is awaiting the perfect buyer to make it their own. Beautiful original woodwork, and built-ins add to the unique charm that is increasingly, more difficult to find. Soft closing on this property will begin on Monday, January 25th, 6:00 P.M. CST. Home is selling AS IS. 6% Buyer's Premium. Property is subject to sell prior to auction close date. Please call to make an appointment to view this home today!

Show Instructions/Lockbox: Please call for an appointment to view this home.

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Living Rm	Main	18.7X16	Wood Floor	Dining Rm	Main	18.7X12.3	Wood Floor
Bed	Main	9X13.9	Carpet	Kitchen	Main	11.9X14	Wood Floor
Brkfst Nook	Main	6X6	Wood Floor	FB	Main		Vinyl Floor
Bed	Upper	13X16	Wood Floor	Bed	Upper	17X13	Wood Floor
Bed	Upper	10X24	Wood Floor	Bed	Upper	16X12	Wood Floor
FB	Upper		Wood Floor	Bed	Upper	17X12	Wood Floor

Listing Information

List Office: United Country Burke Auction & Realty (199)	Minimum CC: 2%	List Date: 12/23/2020
Office Phone: 618-592-4200	Variable: No	Expire Date: 01/25/2021
List Agent: Bill Burke (359500545)	Owner Name: Orval Wood	
Phone: 618-553-4613	2nd Owner: Darlene Wood	
List Type: Excl Rt To Sell	Agt Owned: No	
Possession: At Close		

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)

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