



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

410 N. Saint Clair St. Altamont IL - Positively Sells to the Highest Bidder!

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BIDDING ENDS TUESDAY, FEB. 9TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

410 N. Saint Clair St.
Altamont, IL 62411

ACRES: .2

COUNTY: Effingham

PROPERTY DESCRIPTION:

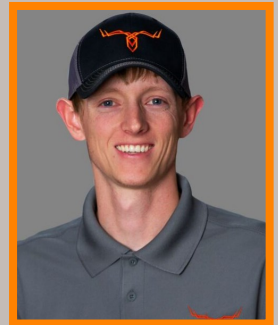
As I have purchased another home and have moved, I have decided to sell this property and double lot at an internet-only Auction. Seller: Sharon Stoldt

Open House Saturday, January 23rd from 10 AM to 11 AM.

Opening Bid—\$35,000

Bidding ends Tuesday, February 9th at 10 AM.

This 1,400± square foot home in Altamont, Illinois sits on 2 lots and is located on a desired corner lot. Built-in 1939, this home includes 2 bedrooms and 1 bath and includes a 24x30 insulated garage that was built in 2015. Inside you will find a recently remodeled kitchen, laundry room, and bathroom! Vinyl plank flooring was installed in the kitchen and laundry in 2018. Plumbing in the kitchen and bathroom was updated in 2011 and some electrical wiring has been updated as well. The air conditioner is approximately 5 years old and the furnace is 7 years old. Storm doors were installed in 2018 and some windows have been updated throughout the house as well. Appliances that stay with the home include a washer, dryer, fridge, and stove! This double lot on the corner has tons of potential with the extra lot and the 24x30 garage!



PRESENTED BY:

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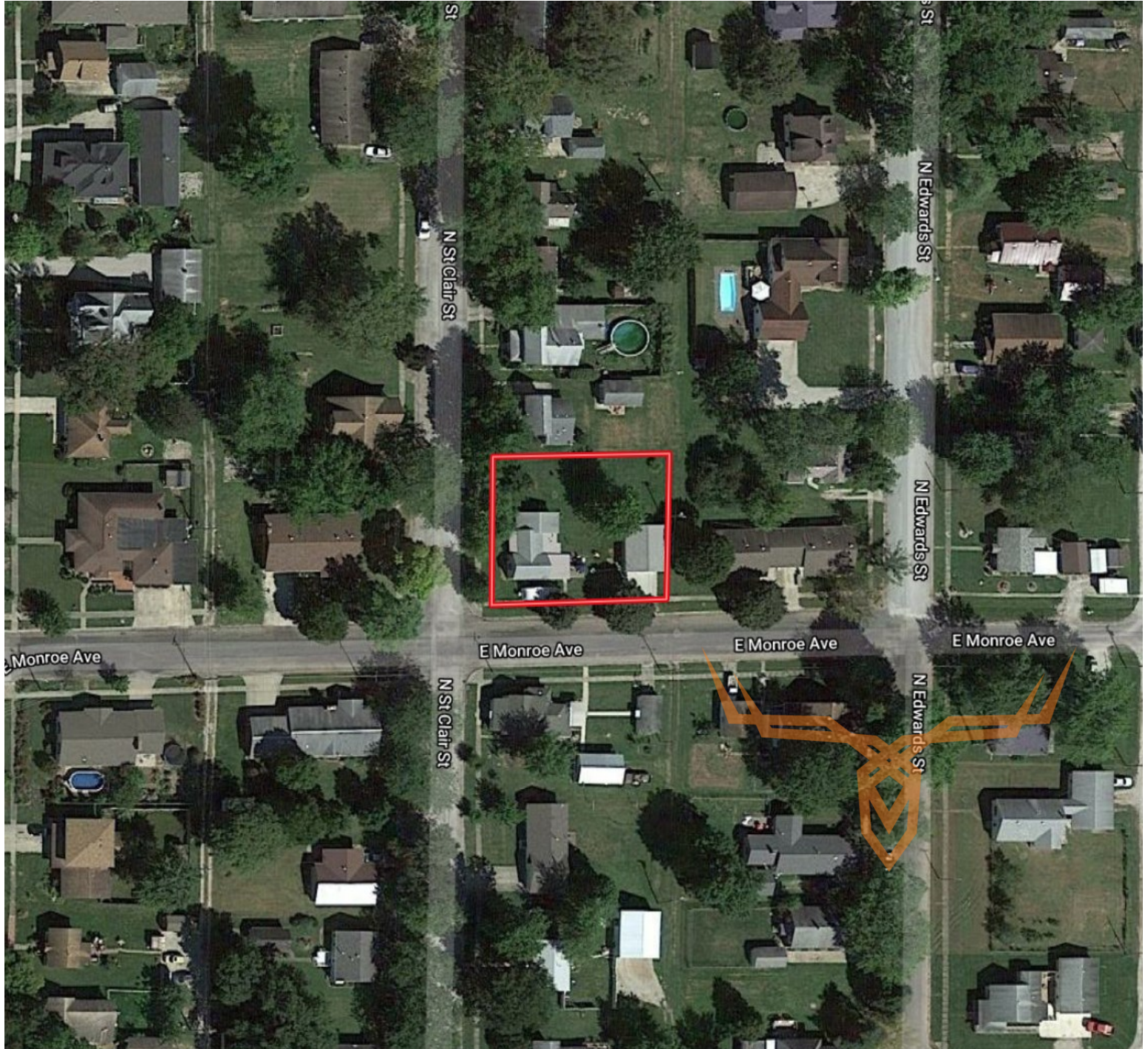
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.