

REAL ESTATE AUCTION

ON-LINE AUCTION

Wed. Sept 21 - Wed. Sept 28, 2022 @ 6:00 pm



803 S Cherry St., O'Fallon, IL

Open House Sunday, September 18, 2022 1:00 - 3:00 pm



Bill Scaturro
(618) 344-3545



Ask

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This home sits in an established neighborhood in O'Fallon, IL. The lovely landscaping welcomes you into this immaculate 3 bedroom, 2 1/2 bathrooms, oak hardwood floors throughout with ceramic tile in kitchen, plastered walls, dining/kitchen combo with oak cabinets. Lots of updates are new interior paint, newer 200 amp electrical panel, water heater, windows, and roof. Appliances w/a 5 yr warranty. A beautiful sunroom or large bonus room with newer VAV system. Beam vacuum system. A finished 2 car garage with acoustical ceiling and half ceramic flooring, and insulated Lift Master garage door.

~AUCTION TERMS~

Winning bidder will enter into a written contract to purchase, and will place \$1,000.00 down for deposit to be held in escrow with the balance due 30 days from auction date. A 6% buyers premium will be added to the final bid price as a buyers expense on the property. Earnest money and buyers premium are non-refundable and due the day of sale. Buyer's Premium may be paid at Day of Closing, if needed. Property sold as-is. All information is presented in good faith. All inspections, surveying, due diligence are the sole responsibility of the buyer. The property sells with no contingencies. All Sales Final.

~AUCTIONEER'S NOTE~

Great location and only seven (7) miles to Scott Air Force Base. Large variety of excellent rating retail shops and restaurants. O'Fallon school districts are ranked 9/10 and in the top 20% of Illinois Public Schools. Perfect home to raise a family. A Must See!

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