

Sale Name: 202 E Walnut St Teutopolis, IL 62467 .79 Acre Residential Lot

LOT 1 - 202 E Walnut Street Teutopolis, IL 62467 .79 Corner Acre Lot



Lot Location Teutopolis, IL

Description

This is an incredibly rare opportunity to own an amazing .79 acre lot in the HEART of Teutopolis, IL! Located within a couple blocks of the post office, Teutopolis State Bank, Kountry Kitchen, Wessels Convenient Store, Teutopolis Treats, Teutopolis Grade School, St Francis Catholic Church, Teutopolis Banquet Hall and so much more! Property in the Teutopolis, IL is in high demand so don't miss this chance!

According to the Village of Teutopolis, the home currently on the lot was built in the late 1890's named the Huffman-Habing House originally built for Dr. Huffman and had most recently been used as a multi-unit dwelling. The house has been vacant for 3+ years. There is also a single car detached garage with carport. The potential for this property can go either way, the right ambitious person could tackle this as a restoration project to save one of the oldest standing homes in Teutopolis OR the structure can be taken down resulting in a spacious .79 acre building site in the middle of town!

We encourage taking the time to come see the property during the open house dates and we'd be happy to show you around and answer any questions that you might have.

Legal Description: Lot 5 Hoffman & Wernsing's

- Parcel # 12-18-001-061
- Map Pin: 06-13-403-014
- Property Class: 0040 - Residential Improved
- Township: Teutopolis
- Gross Acres: .79
- Lot Size: 153x225
- 2024 taxes \$4,400.34

Other Notes:

- \$5,000 Earnest Money with remaining balance due at closing
- Closing within 45 days from date of auction
- If financing is required, please have pre-approval
- Sale of Property is not subject to financing
- There are NO BUYER CONTINGENCIES
- 5% Buyer's Premium on Winning Bid

How does this work? First of all, PLEASE READ ALL OF THE COMPLETE TERMS, but these are some basics: Attend one or both of the Open House dates noted above. Feel free to bring a home inspector if you choose. The starting bid is \$25,000. If financing is necessary, have it secured before you bid as this is a binding contract with no contingencies. *This listing will be sold REGARDLESS OF PRICE - you won't get this opportunity again to set your own price on a location in the heart of Teutopolis.* After the auction, the winning bidder will be emailed a contract which will already be signed by the Seller. The Buyer will sign the contract and return along with the \$5,000 earnest money deposit payable to the closing agent. That deposit will be held in the escrow account of the closing attorney until closing on or before 45 days from the auction. The closing will be just as any other real estate closing, the auction simply sets the selling price of the property and the dates of the transactions.

Quantity: 1



<https://bids.aumannauctions.com/>