

206 S Main St West Salem, IL 62476

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

Residential
MLS#: 6249530

Active
DOM: 0

LP: \$100
OP: \$100



Year Blt: 1875
PropSubType: Single Family
Stories: 1.5
Style: Other

Bedrooms: 3
Baths Full/Half: 1/0
Rooms: 6

Bedrm on Main: Yes
Master Bath: No
Lndry on Main: No
#Fireplaces: 1
Lake/Name: No

Fnd Type/Mat: Crawl/Brick/Masonry
GarageSp/Type: 0 Spaces

Tot Fin SF Area: 1,019/\$.10
Tot Fin Abv Grd: 1,019/\$.10

Main SF: 1,019
Upper 1 SF:
Upper 2 SF:
Lower SF:
Bsmt Total SF:
Bsmt Finished SF:
Bsmn Unfin SF:
SqFt Source: Public Records

Lot SqFt: 69,440
Acres: 1.60
Apx Lot Dim:

Tax Information & Legal

County: Edwards
Taxes/Yr: \$478/2023
Legal: -2,Q ,S ,T ,R ,L074,B000,P041 ORIG SURVEY LOT 74 75 + 76 11-16-01 145:187 WD

Tax ID: [06-18-287-005](#)
Tax Exmptn: None

Schools

District: Edwards County CUSD 1

Property Information and Features

Zoning: RES
Subdivision: No
Covnts/HOA: No/No
Appliances None
Heat/Cool/WH: None/None/Gas
Interior Feat:
Exterior: Wood

Water: Public
Sewer: City Sewer
Elec/Gas \$:

Factory Built: No
Foreclosure: None, Auction
CFD Avail: No

Roof: Other

Driveway: Gravel
Porch/Dk/Patio: Front Porch, Open

Remarks and Showing Instructions

Public: This property will sell by online auction with bidding beginning to end on Monday, March 10th at 5:30 P.M. Approx. 1000 SQ FT, 3 bed 1 bath home in town on 1.6 acres. Open house will be Monday, February 24th from 4:00 P.M. to 5:00 P.M. or by appointment. Property sells AS IS with zero contingencies. All inspections must be completed prior to bidding. Property is subject to sell prior to auction.

Show Instructions/Lockbox: Please call for appointment.

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Dining Rm	Main	15' 4"X17' 8"	Hardwood Floor	Kitchen	Main	16' 10"X11' 7"	Hardwood Floor
FB	Main	8' 4"X6' 8"	Hardwood Floor	Living Rm	Main	14' 6"X15' 5"	Hardwood Floor
Bed	Main	14' 9"X15' 5"	Hardwood Floor	Bonus	Upper	18'X17' 2"	Hardwood Floor
Bed	Upper	14' 3"X15'	Hardwood Floor	Bed	Upper	15'X15'	Hardwood Floor

Listing Information

List Office: [United Country Burke Auction and Realty \(19](#)
Office Phone: (618) 592-4200
List Agent: [Jedidiah Dunlap \(359501173\)](#)
Phone: (618) 554-4685
List Type: Excl Rt To Sell
Possession: At Close

Owner Name: Colton Rose
2nd Owner:
Agt Owned: No

List Date: 02/11/2025
Expire Date: 03/10/2025

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

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