

# 106 S Roosevelt St Oblong, IL 62449

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

Residential  
MLS#: 6230206

Active  
DOM: 1

LP: \$100  
OP: \$100



<b>Year Blt:</b>	1961	<b>Tot Fin SF Area:</b>	1,443/\$.07
<b>PropSubType:</b>	Single Family	<b>Tot Fin Abv Grd:</b>	1,443/\$.07
<b>Stories:</b>	1.0		
<b>Style:</b>	Other	<b>Main SF:</b>	1,443
		<b>Upper 1 SF:</b>	
<b>Bedrooms:</b>	3	<b>Upper 2 SF:</b>	
<b>Baths Full/Half:</b>	2/0	<b>Lower SF:</b>	
<b>Rooms:</b>	6	<b>Bsmt Total SF:</b>	1,443
		<b>Bsmt Finished SF:</b>	0
<b>Bedrm on Main:</b>	Yes	<b>Bsmn Unfin SF:</b>	1,443
<b>Master Bath:</b>	No	<b>SqFt Source:</b>	Public Records
<b>Lndry on Main:</b>	No		
<b>#Fireplaces:</b>	0	<b>Lot SqFt:</b>	37,897
<b>Lake/Name:</b>	No	<b>Acres:</b>	0.87
<b>Bsment:</b>	Yes	<b>Apx Lot Dim:</b>	
<b>Bsmnt Type:</b>	Unfinished		
<b>Fnd Type/Mat:</b>	Full Basement/Brick/Masonry		
<b>GarageSp/Type:</b>	2 Spaces/2 Car Attached		

## Tax Information & Legal

<b>County:</b>	Crawford	<b>Tax ID:</b>	<a href="#">04-4-31-032-040-000</a>
<b>Taxes/Yr:</b>	\$2,067/2022	<b>Tax Exmptn:</b>	Owner Occupied
<b>Legal:</b>	ALL IN VILLAGE OF OBLONG COMM AT A PT 455 1/2' E OF THE CENTER OF SW QTR SEC 31-7-13; TH E 115 1/4' S 20 RDS W 115 1/4' + N 20 RDS TO THE POB		

## Schools

**District:** Oblong Dist. 4

## Property Information and Features

<b>Zoning:</b>	RES	<b>Water:</b>	Public	<b>Factory Built:</b>	No
<b>Subdivision:</b>	No	<b>Sewer:</b>	City Sewer	<b>Foreclosure:</b>	None
<b>Covnts/HOA:</b>	No/No	<b>Elec/Gas \$:</b>		<b>CFD Avail:</b>	No
<b>Appliances</b>	Range				
<b>Heat/Cool/WH:</b>	Forced Air/Central/Gas				
<b>Interior Feat:</b>		<b>Roof:</b>	Asphalt	<b>Driveway:</b>	Concrete, Gravel
<b>Exterior:</b>	Vinyl			<b>Porch/Dk/Patio:</b>	Front Porch, Open

## Remarks and Showing Instructions

**Public:** Discover a potential-filled town gem! This 3-bed, 2-bath home offers a blank canvas for your personal touch. The walk-in basement and garage is ready for your creative vision - imagine a home gym or bonus living area. Outside, a shed complements the yard. With some updates, this property can become your dream home. Ideal location for easy access to town amenities. Don't miss the chance to transform this house into your perfect haven! This property will sell by online auction with bidding beginning to end on Sunday, December 17th at 4:30 P.M. Approx. 1400 Sq. Ft., 3 bedroom, 2 bath home. Open house will be Thursday, December 7th 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.

## Listing Information

<b>List Office:</b>	<a href="#">United Country Burke Auction and Realty (19</a>	<b>Minimum CC:</b>	2%	<b>List Date:</b>	11/14/2023
<b>Office Phone:</b>	(618) 592-4200	<b>Variable:</b>	No	<b>Expire Date:</b>	12/17/2023
<b>List Agent:</b>	<a href="#">Bill Burke (359500545)</a>	<b>Owner Name:</b>	David Price		
<b>Phone:</b>	618-592-4200	<b>2nd Owner:</b>			
<b>List Type:</b>	Excl Rt To Sell	<b>Agt Owned:</b>	No		
<b>Possession:</b>	At Close				

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)  
Copyright 2023 11/15/2023 3:27 PM