

# ATWOOD, IL REAL ESTATE ONLINE ONLY AUCTION

**BIDDING BEGINS CLOSING: SUNDAY, FEBRUARY 1ST -- 7:00PM**

**NO MINIMUM -- NO RESERVE -- SELLS ABSOLUTE!!**

This 1,675 sq. ft. home sits on an 80' x 150' lot just one block from downtown Atwood. The main level offers an open floor plan connecting the kitchen and living room, a large enclosed foyer, and three full bedrooms. A fourth bedroom is located on the second story.

The home features an enclosed breezeway with a spacious utility room that could be converted into a second bathroom. Additional amenities include a forced-air gas furnace, central air conditioning on the main floor, and an attached two-car garage.

Exterior features include a small shed with a covered porch. Some cosmetic updates are needed, and floor joists will need leveling and bracing, making this a great opportunity for buyers looking to add value.

Lots of updates made from 2012 to 2022 including bathroom remodeled, new interior walls, new exterior waterline, some new doors & windows, updated fixtures.

**4 Bedroom, 1 Bathroom Home with Attached 2-Car Garage  
209 N Iowa St, Atwood, IL 61913**

**PIN: 05-01-31-106-011**



**Margaret Stilwell, Seller**

**OPEN HOUSE DATE:**

**Sunday, January 11th 1:00pm to 2:00pm.**

Contact Hank Bauer at 217-259-5956 to arrange viewing.

**TERMS: 10% down day after auction close. Balance, possession and closing on or within 30 days.**

**2025 Real Estate prorated to date of closing. 5% Buyer premium will be added to final bid to establish sale price.**

**ONLINE BIDDING, PHOTOS, VIDEO AT [WWW.BAUERAUCTION.COM](http://WWW.BAUERAUCTION.COM)**

