

Waterloo, IL Equine Paradise!

Home on 16 Acres +/-, Horse Barn, Large Indoor Riding Arena,
Equipment Shed & 2 Smaller Sheds!

Sat., October 12, 2013 @ 10 AM

6236 Windy Oaks Lane, Waterloo, IL 62298

Open House:

Sun., Oct. 6

2:30 - 4:30 pm

Register at
www.adamsauctions.com
for Online Bidding!



Lovely 1 1/2 Story Home on Full Basement, 4 BR / 2 BA, Beautiful Sunroom and on City Water! Updates include new roof, siding, soffit & guttering '12-'13, Kitchen updates, including appliances '12-'13, laminate flooring '04, garage door opener '13, white 6 panel doors, new baseboards, new sliding door to sunroom, updated baths, brick patio and driveway rock wall '05 and much more!

Other features include security system with cameras, gas fireplace insert, sunroom is heated and cooled, and a large, clean unfinished basement perfect for storage. 2 BR on main floor, 2 upper level, along with office. Aeration system, Electric furnace, central air and water heater, central vac system, own 200 amp electrical service, beautiful brick patio, fenced dog area, professional landscaping, ceiling fans in 3 BR's, sunroom and kitchen. This is a very nice home with lots of recent updates and enhancements.



Drive down the **windy road** to get to your dream home! This common rock driveway services several homes along it's path.



Equipment Shed measures 36' x 48' and is ready to house your equipment needed to manage your dream equestrian property. This shed was built in 2004 and has a rock floor and a 10' lean to on one side for additional storage. Shed is also on city water. Inside the shed is a 12' x 15' insulated workshop with concrete floor, window air unit, space heater. 220 electric available. 3 larger structures are on separate electrical service with the panel being in the Equipment Shed.



Adam's
Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751
Adam Jokisch
618-530-8751 (mobile #)

Professional Real Estate Auctions by:
www.adamsauctions.com



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Terms:
\$25,000 down day
of sale
on Real Estate
Balance due in 30 days
6% Buyers Premium
Any announcement made day
of sale takes precedence
over any printed material.
List subject to
change with out notice.

ENCLOSURE

Waterloo, IL

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D **Indoor Riding Arena** is what every horse lover dreams of having! This facility measures 60' x 112' and was just built in 2010. The riding area is 60' x 104' with plywood lined walls, 14' insulated ceiling, 4 large mounted fans, 3 ceiling fans and florescent lighting. The riding area consists of a dirt base with river sand on top. There is an 8' concreted observation area for people to watch from. The facility has 2 sliding doors (one on each end), 2 service doors and 6 windows. The Indoor Riding Arena and Horse Barn are serviced by a well. The well is 500' deep. New well pump and tank in 2005.



E **Horse Barn** is a Nice One! Measuring 60' x 68' (2 - 16' overhangs built in 2004 onto original 36' x 60' barn)

This barn features the following:

- **5 - 12' x 12' stalls** with Dutch doors to outside lean to (16') and paddocks
- **1 - 12' x 24' stall** with Dutch door to outside lean to (16') and paddock
- 12' x 12' **insulated tack room** with toilet and sink
- 12' x 12' **concrete wash or feed stall**
- **16' x 24' hay room** (closed in w/ concrete floor with garage door and insulated roof) - can store 300+ bales
- **12' x 12' hay loft** inside barn w/ hay storage capacity of 50 bales +/- (area could be converted to another stall).
- **New Roof** on Entire Barn 2012
- Well Water (well is shared with Indoor Riding Arena - 500' well)
- All Stalls are 1.5" to 2" **rough sewn oak**, stall fronts and **sliding doors with wood / grill bars**, rubber mats (except feed stall) and **electrical outlet** in front of each stall
- **Insulated bucket holders** and **hay racks** in each stall.
- Aisle measures 12' x 60' and has **rubber mats**, 4 **saddle racks**, 3 sets of **cross ties** and 3 **ceiling fans** (w/ 4 speed control)
- **Water** on each end of barn
- 3 **electrical outlets** outside for **water trough heaters**



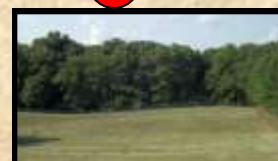
Additional Property Features:

- 12' x 20' Hay Storage Building - holds 200 to 215 bales.
- 8' x 10' small shed next to house for miscellaneous storage.
- Property is cross fenced with electric tape/coated wire fencing. There are 4 cross fenced pastures.



The property has a stocked pond (approximately 3/4 of an acre) with a windmill aerator. It is truly a beautiful setting with trees surrounding the pond!

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County: Monroe
Parcel Id No.: 10-05-200-009-000
Parcel Size: 15.98 Acres
2012 R/E Taxes: \$4,409
Exemptions: Owner Occupied
School Dist.: Waterloo School Dist #5