

WATERLOO, IL

Home & 87.46 Acres Offered at Public Auction

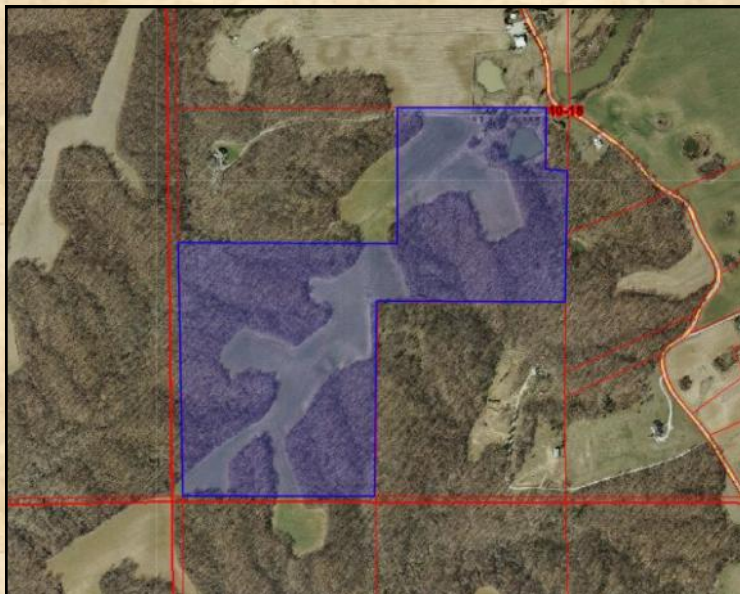
Thurs., November 7, 2013 @ 6:00 PM

Auction Held at: Regency Conference Center, 400 Regency Park, O'Fallon, IL 62269

Register at www.adamsauctions.com for Online Bidding!!!

Property Address: 5411 Deer Hill Road, Waterloo, IL 62298
Property Viewing: Sunday, October 27 ~ 12 - 2 PM

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	7.1	8.9%
79D3	Menfro silty clay loam, 10 to 18 percent slopes, Severely eroded	21.0	26.1%
216G	Stookey silt loam, 35 to 70 percent Slopes	46.0	57.2%
5079B2	Menfro silt loam, karst, 2 to 5 percent slopes, Eroded	2.2	2.7%
5079D3	Menfro silt loam, karst, 12 to 25 percent slopes, Severely eroded	3.1	3.9%
W	Water	0.9	1.2%



2 BR/2 Bath, 1,248 Sq. Ft. Home w/ Full Walk-Out Basement on 87.46 Acres

18 x 11 Eat in Kitchen, Vinyl Flooring ♦ 11 x 5 Utility Room, Vinyl Flooring ♦ 11 x 33 Living Room, Carpeting ♦ 8 x 8 Full Bath
11 x 12 Master Bedroom, Carpeting ♦ 5 x 5 Full Bath, Vinyl Flooring ♦ 5 x 5 Walk-In Closet ♦ 10 x 11 2nd Bedroom, Carpeting
5 x 5 Walk-In Closet



Style: One Story, Modular ♦ Exterior: Vinyl ♦ Roof: Shingle ♦ Heat: Forced Warm Air ♦ Fuel: Electric ♦ A/C: Central Air
Water: Well ♦ Water Heater: Electric ♦ Sewer: Septic ♦ Basement: Full, Walk-Out ♦ Built in 1983



20.93 Tillable Acres

You gain access to these gently rolling 87.46 acres from Deer Hill Road on the northeast corner of the property. Once at the home site you will notice the 768 Sq. Ft. detached garage/storage shed. This property offers a great mixture of tillable acreage, woods, and water. A perfect opportunity to enjoy the beautiful country setting of Waterloo, IL.

County:
Monroe
Parcel ID No.:
10-18-300-002-000
'12 Taxes:
\$2,959
Zoning:
R-3 Rural
Schools:
Waterloo Dist. #5
Exemptions:
None

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Toll Free: 1-877-566-8751

Adam Jokisch
618-530-8751 (mobile #)

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Owner: Berry Farm Inc.

TERMS:
\$50,000 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.
LIC # 044000169