

HOME ON 34.58 ACRES, CHESTER, IL

Real Estate Auction

Thursday, June 13, 2013 @ 6:00 PM

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

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

Property Address: 4574 Bodes Lane, Chester, IL 62233

Property Viewing: Sun., June 9 ~ 2:30 - 4:30 PM

4 BR, 3 Bath, 3,807 Total Sq. Ft. Home, Built in 1996 w/ Oversized 2 Car Attached Garage on 34.58 Acres



New Roof in 2008



15.35 Acres in CRP Program with Payment of \$1,493 ♦ 9 Acres out of CRP in 2027 ♦ 6.35 Acres out of CRP in 2022



This is truly country living at it's finest!! Superbly maintained one story brick home with a finished walk out basement in a quiet and peaceful setting in Chester, IL. This beautiful home has something to offer everyone, from the lover of the outdoors to the person who enjoys hosting gatherings of family and friends. You will enjoy a large eat in kitchen with center island and sink, as well as a formal dining room, both offering beautiful hard wood floors. The living room, with gas fireplace is also open to the kitchen allowing for great functionality. The enormous master bedroom boasts a walk in closet the entire length of the room and offers a beautiful view of the lake. Your full walk-out basement is mostly finished offering the fourth bedroom and the second gas fireplace in the family room and wet bar, perfect for entertaining. You will also enjoy a large, closed door storage area with some built in shelving. Pride of ownership is prevalent everywhere you turn inside the home and out!!



Detached 50 x 60 ~ 4 Car Garage
w/ 10 Ft. Tall Ceiling &
Detached 32 x 50 Pole Barn
able to Accommodate RV Storage

12 Acre Lake ~ 24' in Depth w/
Recorded Lake Agreement with
Only Neighbor Allowed
Access to Lake



**Horses
Allowed**



City Water is Available at Bodes Lane ♦ Propane Tank Leased from Gateway FS

County: Randolph Township: 06 Section: 27 Parcel ID#: 11-031-012-00 Acreage: 16.06 2011 Taxes: \$5,537 Zoning: Single Family - Improved Farmland
Exemptions: Owner Occupied Parcel ID#: 11-029-012-00 Acreage: 18.52 2011 Taxes: \$14 Zoning: Vacant Farmland
Elementary & Middle Schools: Chester District #139 High School: Chester

Heat: Forced Air Fuel: Propane A/C: Central Air Electric: Circuit Breaker Water: Well Sewer: Septic



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

Professional Real Estate Auctions by:



www.adamsauctions.com



THE ENCLOSED INFORMATION WAS OBTAINED FROM SOURCES CONSIDERED RELIABLE, HOWEVER, THE AUCTION COMPANY DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. SAID INFORMATION IS SUBJECT TO CHANGE AVAILABILITY OR UPDATE WITHOUT NOTICE. SELLER/LANDLORD AND AUCTION COMPANY MAKE NO REPRESENTATION AS TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND RECOMMENDED THAT THE PURCHASER/TENANT OBTAIN AN INDEPENDENT INVESTIGATION.

TERMS:
\$25,000 DOWN DAY OF SALE
ON REAL ESTATE
BALANCE DUE IN 30-45 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

4574 BODES LANE CHESTER, IL 62233

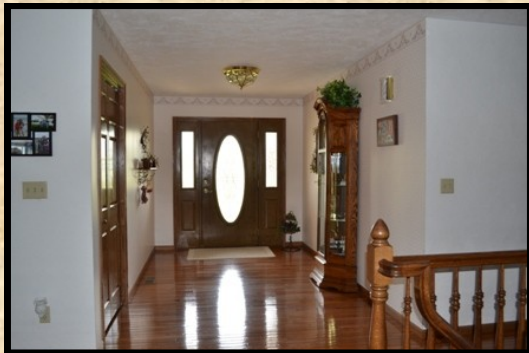
Main Level

21 x 22 Living Room ~ Carpeting • 14 x 16 Dining Room ~ Wood Floors • 15 x 16 Kitchen ~ Wood Floors • 14 x 17 Master Bedroom ~ Carpeting • 08 x 13 Master Bath ~ Carpeting • 13.4 x 14.10 Bedroom 2 ~ Carpeting • 12.6 x 16.4 Bedroom 3 ~ Carpeting • 7.8 x 12.10 Foyer ~ Wood Floors • 07 x 12 Laundry Room ~ Vinyl Floors • 07 x 07 Full Bath ~ Vinyl Floors

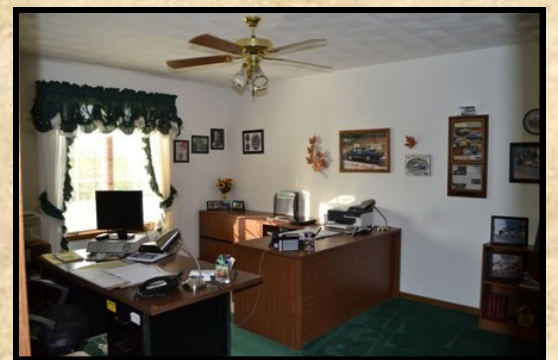
Basement

20 x 25.4 Family Room ~ Carpeting • 14.10 x 15.8 Bedroom 4 ~ Carpeting • 06 x 14 Wet Bar Area ~ Wood Floors • 15.6 x 16.4 Game Room ~ Wood Floors • 08 x 8.6 Full Bath ~ Vinyl Floors

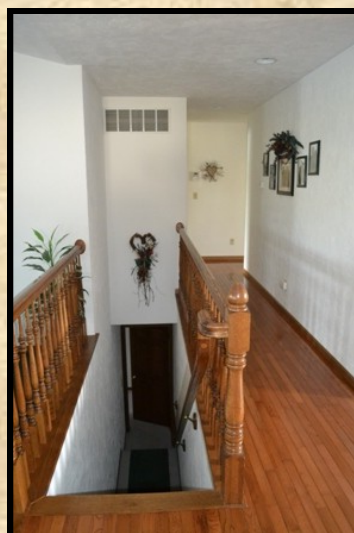
Home Built in 1996



**Covered Front Porch ♦ Foyer Entry ♦ 2 Gas Fireplaces ♦ Central Vacuum ♦ Walk-In Closets
Kitchen Island ♦ Hardwood Floors ♦ Large Wood Deck ♦ Patio**



All Wood in Home is Solid Oak to Include Doors & Cabinets



Top of the Line Materials Used when Building this Home



Lambert International Airport is only 1.5 Hrs Away