



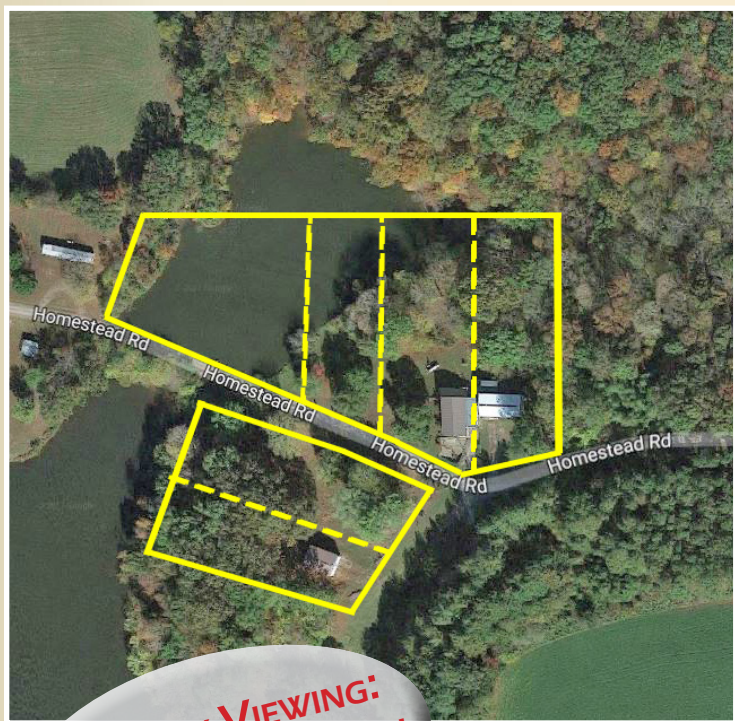
REAL ESTATE AUCTION

★ WEDNESDAY, OCTOBER 11, 2017 @ 6 PM ★

12201 HOMESTEAD ROAD, CAMPBELL HILL, IL 62916

Excellent Recreational Property Opportunity

2BR Home ♦ 50' x 30' Pole Barn ♦ 4.91 ± Total Acres w/ 2 Acre Lake



Property Highlights:

- 6 Lots Totaling 4.91± Partially Wooded Acres
- Move-In Ready, 1,724± SF, 2BR/2BA Home w/ Updates, Walk-Out Basement, & Attached 1 Car Garage
- (1) Heated 30' x 50' Pole Barn w/ 6" ~ 30' x 30' Concrete Floor & 20' x 16' Loft; (1) 30' x 38' Pole Barn w/ Rock Floor Used For Additional Storage; Could Be Finished to be A Cabin
- Shared 2± Acre Pond Stocked w/ Blue Gill, Bass, Crappy, & Walleye
- 1½ Acres Fenced Pasture (Held 2 Calves)
- Recorded Road Maintenance Agreement
- Good Mixture of Woods, Water, & Open Space Make This An Ideal Home Site or Weekend Get-Away

PROPERTY VIEWING:
SUN., OCTOBER 18TH
12 - 2 PM



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\$5,000 Down Day of Sale
Balance Due in 30 Days
7% Buyers Premium
Any Announcement Made
Day of Sale Takes Precedence
Over Printed Material
List Subject to Change Without Notice
LIC # 044000169

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.



ADDITIONAL HOME INFORMATION

Style: 1 Story w/ Walk-Out Basement
Square Feet: 1,724 (Incl. Bath in Basement)
Roof: Seamless Metal
Built: 1973
Exterior: Vinyl
Water: Well (180' Deep)
Sewer: Septic
Heat: Forced Air; Wood Burning Stove Possible in Basement w/ Modifications
Fuel: Gas; Owned 1,000 Gallon Propane Tank
A/C: Central Air
Electric: (2) 100 Amp. Circuit Breaker Panels
'11 Updates: Furnace, Vinyl Siding, Roof, Double Hung Anderson Windows, Water Softener, Water Heater, Solid Hickory Cabinets In Kitchen

GOVERNMENT HUNTING/FISHING

Turkey Bluffs: 5 Minutes
Mississippi Bottoms & MO: 15 Minutes
Pyramid State Park: 15 Minutes
Shawnee National Forest: 20 Minutes
Randolph County Lake: 20 Minutes



County: Randolph
Parcel ID No's.: 04-052-013-00; 04-052-012-00; 04-052-011-00; 04-052-010-00 04-052-002-00; 04-052-001-00
Total Acres: 4.91+/- (County Records)
2016 Taxes: \$942
Exemptions: Disabled Person, Owner Occupied, Home Improvement
Zoning: County Zoning Jurisdiction SR-1, Single Family Residential
Schools: Steeleville Unit #138 & Steeleville High School
Lakes: 2 Shared Spring Fed Lake
Culverts: 3; All Replaced Less Than 5 Years Ago

Access w/ Fishing Rights to Neighboring 6 Acre Lake

