

PUBLIC AUCTION - 3 HOMES, FARMLAND, LAKE, & WOODS

Saturday, Oct. 24, 2020 10:00AM

OPEN HOUSE: SUN., OCT. 11 2-4PM



50 +/- ACRES
Clay Co., IL

Directions: This property is located approx. 1 mile west of Xenia, IL on Hwy. 50 to Ash Drive; approx. 20 miles east of Salem, IL; approx. 90 miles east of St. Louis, MO (WATCH FOR SIGNS)

TRACT 1 12 acres +/- consisting of nearly 100% tillable farmland with Hwy. 50 frontage. Soil types are Bluford 0-5% slope and Cisne 0-2% slope with a weighted CPI of 99.6. This tract has open farming rights for the 2021 farming season.

TRACT 2 This tract located at 101 Ash Dr., Xenia, IL is improved with a 3bd/2ba 2012 16'X80' all electric manufactured home in like-new condition, a one car detached garage, and a carport all situated on approximately 1.5+/- acres.

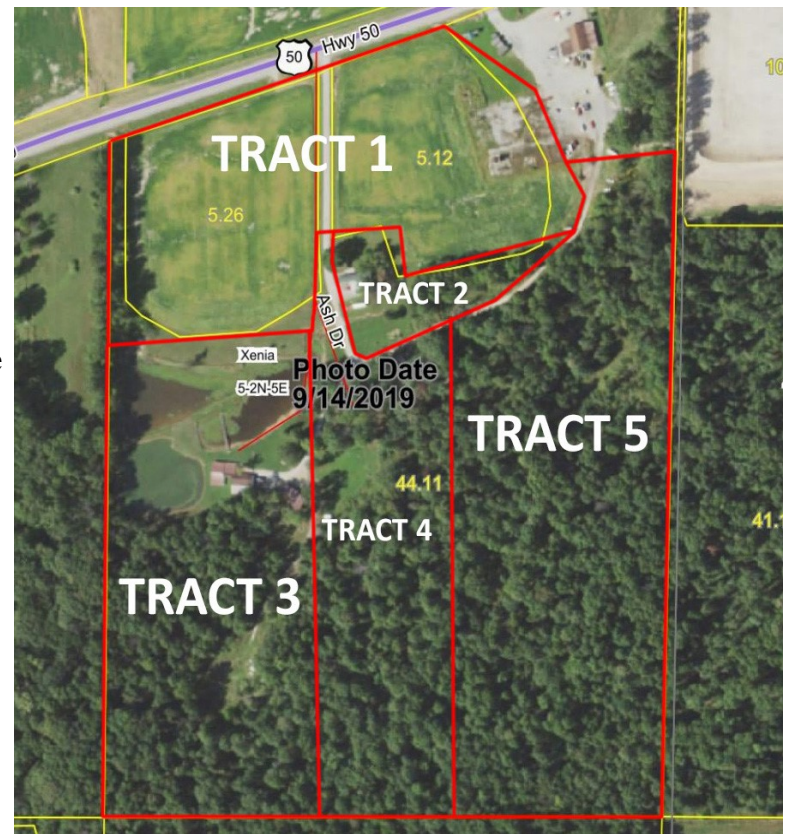
TRACT 3 This tract located at 206 Ash Dr., Xenia, IL is improved with an older home featuring a large screened-in patio and rear attached carport. Also improving this tract is a 24'X40' open pole style building with finished shop area, and a well established 2+ acre lake all situated on 13+/- acres.

TRACT 4 This tract located at 135 Ash Dr., Xenia, IL is improved with a 3bd/2ba 1997 approx. 28'X68' manufactured home in good condition with a 24'X24' entertainment/game room addition. The home features all electric forced air heat along with an exterior wood burning stove, and window air conditioning. Recent improvements to the home include a new kitchen island and new lower kitchen cabinets in 2016. This tract is situated on a beautiful all wooded tract being approx. 8+/- acres.

TRACT 5 15+/- acres being 100% in natural hardwood timber. This tract offers outstanding recreation and hunting along with very secluded home sites.

TRACT 6 Combination of Tracts 1 - 5

All acreages are approximate. If the property sells to individual buyers a survey will be provided.



AUCTIONEER'S PICK: 10' x 15' Red Storage Building On Skids...must have!!; **HOUSEHOLD APPLIANCES & ITEMS:** Toshiba 50" Flat Screen T.V. and Stand; Sanyo 55" Flat Screen T.V. and Stand; Small Vizio Flat Screen T.V.; Eagle Clock; Kenmore Microwave; Kenmore Refrigerator; Very Nice Whirlpool Refrigerator; Older Refrigerator X 2; Upright Navigator and Shark Vacuums; Amana Washer (3 months old); Maytag Dryer; Plates; Dishes; Cups; Glasses; Pots & Pans; Silverware. **FURNITURE:** New Beautiful Gray Sectional Couch (Recently purchased at Chapman's in Salem) 2 pieces with all sections a recliner; Brown Sectional Couch; Brown Cloth Rocker Recliner; Wood Table with 6 Matching Chairs; 3 Wood Bar Stools, 4 Craftsman Swivel Bar Stools; 2 Very Nice End Tables; Glass Front Display Cabinet; Double Glass Front Display Cabinet; Corner Curio Cabinet; Very Nice Handmade Coca Cola Cabinet; 2 metal Coca Cola Chairs. **COLLECTIBLES:** Very Large selection of Coca Cola Merchandise; 2 old Kerosene Lamps; Lighted Signs: Coca Cola, Stroh's On Tap, Michelob Cold Beer, Budweiser King of Beers sign and clock, Schlitz Malt Liquor, Steak N Shake, Legendary Cross Roads; Seth Thomas Clock; Older Pinball Machine. **OUTDOOR ITEMS:** Generator; Selection of Fishing Tackle and Poles; Large Propane Grill; Picnic Table; Assorted Lawn Furniture; Seeder; Lawn Sweep; Sears Game Fisher Boat 12'; 12' Fishing Boat; Fuel Tank; Marque Sign & Letters; Lighted Signs on the Building; Selection of Small Tractor Implements: 3-point Blade, Single Bottom plow, Ford Bush Hog, Post Hole Digger; Paint Ball Guns; Coca Cola Cooler; 9' X 12' Wood Storage Shed; Scotsman Ice Machine; 6' Cooler; 4' X 6' Walk-In Cooler; Country Hearth Wood Stove. **VEHICLES:** 1973 Ford F 750 Winch Truck Wench; Yamaha 90 Motorcycle; EZ-Go Golf Cart; 4' X 8'; Tractor Supply 4' X 8' 2 Wheeled Trailor. **MISC TOOLS & ETC:** Power Drill; All Start Pro Pack Portable Power Generator; Air Powered Nail Guns; Power Drill; Storage Cabinets; Kawasaki Power Washer Ninja 2000 PSI; Honda Power Washer 3200 PSI; 10 Gallon Air Compressor; Upright Sanborn Magna Force 60 Gallon Air Compressor; Outdoor Propane Heater; Stihl MS 170 Chain Saw; ATV Sprayer; Onam Electric Generator; Aluminum & Wood Step Ladders; Aluminum Ramps; Reese Ball & Hitches; Creepers; Bottle Jacks; Large Old Wood Workbench (heavy duty); Chains & Boomers; 3 Sets of Storage Lockers; Motor Hoist; 2150 Solar Wire Welder; Diesel Salamander Heater; Air Jacks; Spring Rater; Sun Tune-Up Tester; Hotze Steam Cleaner; Motor Manuals; CB Radios.



TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due at closing on or before Dec. 1, 2020. Sellers guarantee good and merchantable title. Real estate taxes will be pro-rated to the date of closing. Sellers and Buyer(s) will enter into a Sales Contract day of sale. Sellers will retain the landowner's share of the 2020 crop. Sellers will provide a survey at their expense. All announcements day of sale take precedence over any previously printed materials or advertisements.

TERMS ON THE PERSONAL PROPERTY: Cash or Check with proper ID. No item to be removed until paid for. All announcements day of sale take precedence over any previously printed material or advertisements. Not responsible for accidents or theft.

AUCTIONEER'S NOTE: Concessions will be provided by the Xenia Fire Department. Please use social distancing and wear masks at your discretion.

The Estate of Lionel "Lonnie" Burkett

Attorney for the Seller: Chris Daniels—Salem, IL

CARSON

AUCTION & REALTY CO

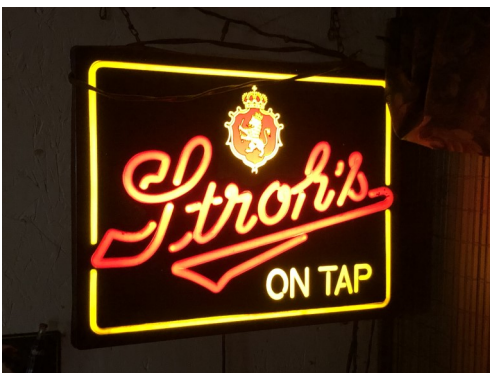
COL. JUSTIN CARSON #441.001711

Managing Broker, Certified General Appraiser, & Auctioneer

Joe Blanchard & Gary Blanchard - Ringmen, Brenna Blanchard - Cashier, Becky Carson - Clerk

www.carsonauctionandrealty.com 618-662-4911





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