



IL Auction Firm License No.: 444.000399
909 E Main St., Teutopolis, IL 62467

15.53 ACRE & .355 ACRE CLAY CO. LAKEFRONT ONLINE ONLY LAND AUCTION

124 Bass Dr Edgewood, IL
(Located on the private 65 acre Patterson Lake)
Wednesday, November 16, 2022 • 1:00 P.M.



*Directions: Off St. Rt. 37 south of Edgewood, IL and north of Farina, IL turn east on 970 Ave follow road and jog south.
Then go west on E 950th Ave it turns into Turtle Dr. (Follow Auction Signs)*

Tract 1 - 15.53+/- Acres, Prime Whitetail deer hunting & wild turkey hunting! 8+/- acres at one time were farmed and converted to pasture. It is grown up and excellent hunting. Could be converted back to pasture or tillable farmland. 36'x36' pole barn with stalls excellent for horses, cattle, goats, etc. Built in 2017. The current water and electric are coming off tract 2. If different buyers purchase the tracts the new owner will have to hook up new electric and water. Bidding will be by the acre on tract 1. The land is very close to Patterson Lake a 65 acre private lake. Auction Company will not guarantee tract the new owner that will be able to join the lake Patterson group for Waterfront Access. 2021 taxes payable in 2022 were \$528.10. Located in Section 18, Larkinsburg Township, Clay County, IL

Tract 2 - Lakefront Cabin on .355 acres not quite 4/10's of an acre (65 Acre private lake! Cabin is on lake, lake is not part of the auction) 915 Sq. FT, 360 Sq. Ft. screened in porch, city water, Central Air & heat, propane heat, septic system, 2 bedroom, 1 full bathroom, storage sheds, city water, boat and fishing dock needs work. Sellers are members of the Patterson Lake Group for lake access. There is a yearly fee that has historically been between \$300 - \$500 annually. Tract 2 will be offered by the tract. Located in Section 18, Larkinsburg Township, Clay County, IL

Tracts conveniently located by Patterson Lake, 30 minutes from Salem or Effingham IL. This a partition suite and auction will be subject to court approval.

James R. Calhoon and Delores D. Raya – Sellers

When there is a bid on either Tract both tracts will remain open for another 4 minutes. The auction will begin to close @ 1:00 P.M. on Wednesday November 16, 2022.

*James Calhoon's Attorney: Emily L. Fitch
Law Group of Illinois LTD. • 307 N Third Street • Effingham, IL 62401
(217) 347-0555 • Fax: (618) 283-3037*

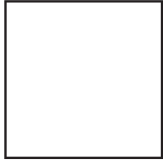


Terms & Conditions: Real Estate is sold "As Is." 10% down sale remainder due at closing in 30 days of the completion of the auction. Tracts will be offered separately. Sellers are keeping no interest in the land. Property will be sold in a manner resulting in the highest sale price subject to court approval. Maps, borders, on brochure, website and markers in the field are estimates and are simply to be used as guidelines. It is the potential bidder's responsibility to conduct his or her own independent inspection inquiries & due diligence concerning the property. Information contained herein is believed to be accurate but is subject to verification by all parties relying on it.

LOCATED ON 65 ACRE PRIVATE LAKE • SCHMIDAUCTION.COM



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SchmidAuction.com
(217) 857-1507

*James R. Calhoun and Delores D. Raya – Sellers
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Trent D. Schmid – Auctioneer
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