



# Randolph County Illinois Land iAuction - Winters Property

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com



**BIDDING ENDS THURSDAY, DECEMBER 15<sup>TH</sup> AT 10:00 AM**  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

#### PROPERTY ADDRESS:

200 Rebecca Lane  
Chester, IL 62233

**ACRES: 96**

**COUNTY: Randolph**

#### AUCTION DETAILS:

**Open House Saturday, December 3rd 10AM to NOON.**

**Bidding Ends Thursday, December 15th at 10AM.**

Location Location Location... Your chance to purchase a 96± acre property with magnificent views of the Mississippi River. The property is adjacent to Chester, Illinois and is minutes from the Water Street Boat Ramp. Perched along the river bluffs, this property comes with 3 homes (1 with a Life Estate) and 2 barns. The primary residence is an earth home with a metal roof and has 3-bedrooms and 2 baths. The other 3-bedroom, 2 bath homes are vinyl sided with asphalt shingle roofs. Two huge barns one being 120' x 50' and the other 40' x 30' allow for plenty of space to store equipment to manage the farm or boats to enjoy the river. All equipment within the large barn and garage are conveyed with the sale. The property consists of nearly 81 acres of timber and 15 acres of open areas and offers excellent hunting for deer and turkey. Multiple access points off of the main road allow for opportunities to subdivide property if future landowner desires.



**PRESENTED BY:**

**ERIC HOLZMUELLER, PhD.**

**Land & Timber Specialist**

M: (618) 713-0034

P: (855) 573-5263 x705

E: eholzmuller@trophyPA.com

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

[www.TrophyPA.com](http://www.TrophyPA.com)



# Randolph County Illinois Land iAuction - Winters Property

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com

Equipment to be included is Bad Boy zero turn mower - Diesel Compact 6000 60" 28hp 3-Cylinder, Cub Cadet zero turn mower - Z Force S 48, New Holland TN55 4WD utility tractor with 32LA loader, Farm Pro tractor with Koyker 160 loader, Ford 8N tractor, Massey Ferguson 30 tractor, Cub Cadet hydro mower, 2 - 6' Bush Hogs, 1 - 10' Bush Hog, 6 row planter, 4 row bottom plow, and 3 point hay sickle.

**200 Rebecca Lane:** Earth home, 3-bedroom 2 bath with one wood stove, Living room - 14'6" x 15' - tile floor, Kitchen - 15' x 15' - tile floor, Family room - 19' x 11' - carpet, Bedroom 1 - 11'6" x 11'6" - carpet, Bedroom 2 - 11' x 15'9" - carpet, Bedroom 3 - 18'4" x 11'7" - carpet, Mudroom - 13'6" x 14'6" - laminate, Pool room - 39' x 18'6" includes 24' x 11'6" pool, and attached garage. Stainless steel LG 26 cubic foot side by side refrigerator/freezer w/ through the door ice and water, purchased new Feb. of 2021.

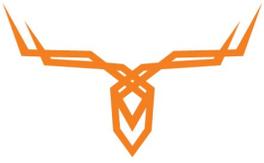
Samsung glass top stove, large over the stove microwave. Upright freezer and additional refrigerator/freezer in mud room. Master Spa 9' X 9' Twilight series hot tub on covered patio overlooking the Mississippi River. Septic and rural water. Shared water meter.

**100 Rebecca Lane:** Modular home, 3-bedroom 2 bath, Living room - 11'8" x 16'9" - carpet, Kitchen/dining - 12' x 11' - Vinyl, 3 Bedrooms - 11' x 11'. Septic and rural water. Shared water meter.

**613 Eagle Pass:** Modular home, 3-bedroom 2 bath. Life Estate of Jane Hettesheimer. Septic and rural water. Shared water meter.



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



# Randolph County Illinois Land iAuction - Winters Property

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophy.com](mailto:leads@trophy.com)



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.