

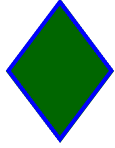


# Real Estate Auction

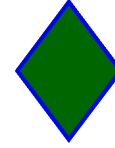
Belleville, IL

**Home and 22 Acres +/-**

**3648 High Prairie School Road, Belleville, IL**



**Sunday, June 6, 2010 @ 1:00 pm**



2 Open Houses Being Offered:

Sunday, May 23 12 - 2 pm

Sunday, May 30 12 - 2 pm

**Property Will be Offered in 2 Parcels and as a Whole:**

**Parcel 1** - Home on 5 Acres +/- with Detached 24' x 35' Garage

**Parcel 2** - Approximately 17 Acres +/- of vacant land



**Parcel 1 - Home and 5 Acres +/-** will be offered at auction. Included on home-site is a 24' x 35' detached garage/shed.



(Property Lines shown above are approximate only; they are a representation of the proposed split of the property - Survey being completed).



**Parcel 2 - 17 Acres +/-** will be offered at auction. Acreage is currently used as farmland, but would make a beautiful home-site. Survey being completed to establish exact acreage amount and property lines.

**Wanting some acreage out in the country or a home on a few acres? This is your chance!**

This property offers a terrific opportunity to purchase a home on some acreage and have your little 'slice of paradise' - or to purchase some acreage to build your dream home on, add some land to your existing farmground or purchase it as an investment.

- ◆ Only about 5 miles outside of Belleville, this property is situated conveniently, with easy access to Hwy 159 and Hwy 15, yet private and quiet.
- ◆ Freeburg School District

**Over for Additional Information and Pictures**

Professional Real Estate Auctions by:



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

[www.adamsauctions.com](http://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.

Owner: Steve and Tammy Libera

**Terms:**  
\$10,000 down day of sale on each parcel of Real Estate  
**Balance due in 30 days**  
**5% Buyers Premium**

Any announcement made day of sale takes precedence over any printed material.  
List subject to change with out notice.  
LIC # 044000169

**3648 High Prairie School Rd., Belleville**

**Property Details**

**3 BR/ 3 BA All Brick**  
**1 1/2 Story Home on 5 Acres +/-**  
**Full Basement (75% Finished)**  
**1 Car Attached Garage**

**2,920 Total Square Feet Finished**  
**(2,020 Main Level & Loft; 900 Lower Level)**  
**Large Deck**  
**2+ Car Detached Shed/Garage (24' x 35')**

**Great Room 17 x 22 Carpet**  
Vaulted Ceiling  
Floor to Ceiling Stone Fireplace  
2 French Doors out to Deck

**Master Bedroom 15 x 18 Carpet**  
Walk-In Closet, Joins/Opens to Main Bath

**2nd Bedroom 12 x 15 Carpet**

**Kitchen 13 x 14 Ceramic**  
Eat-In Kitchen, Island, Gas Cooktop,  
Microwave, Wall Oven, Dishwasher,  
Open to Breakfast Nook and Eating Area

**Loft / 3rd Bedroom 13 x 18 Parquet Wood**  
Open/Overlooking Great Room, 2 Closets,  
Vaulted Ceiling and Skylight

**Dining/Eating Area 10 x 14 Wood**

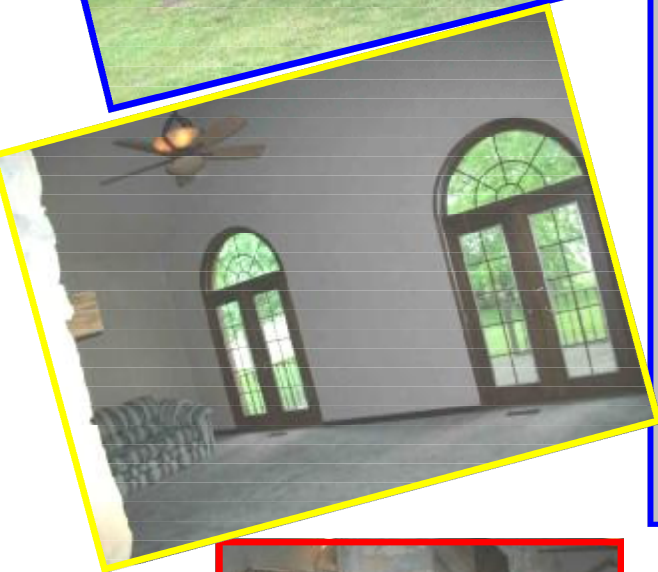
**3/4 Main Bath Ceramic**  
Main Floor

**Breakfast Nook 6 x 11 Ceramic**

**Lower Level:**  
**Family Room 18 x 41 Carpet**, Fireplace

**Utility Room & 1/2 Bath Ceramic**  
Located on Main Floor

**Possible 4th Bedroom 10 x 18 Carpet**, Closet  
**3/4 Bath Ceramic**, Shower



**Additional Property Information**

**Roof** - Architectural Shingles,  
New on all Buildings on Property in 2009

**Water** - Private Well

**Sewer** - Private Septic System

**Heating** - Propane Forced Air Furnace  
New in 2000

**Air Conditioning** - Central Air

**Water Heater** - Propane Water Heater

**Parcel ID No.s:** 13-20.0-200-012 & /-014  
(Parcels to be changed slightly by new survey)

**'08 R/E Taxes:** \$3,834.16

**Exemptions:** SB1790

**Other Features** - Central Vac, Water Softener,  
Security / Alarm System, Sump Pump



**Information Regarding Detached Garage**

**Overall Size:** 24' x 35' (840 SF)

Building has an Upstairs

Concrete Floor

Electric

2 Overhead Doors

1 Walk-In Door

1 Electric Overhead Door Opener

Wood Burning Stove/Heater (currently not hooked up)

Great Place to Work on Vehicles, Store your Toys, Work on  
your Hobby, or just A Place to 'Have Your Own Space'!!

