

Pinckneyville, IL (Perry County)

Real Estate Auction

Sunday, August 29, 2010 @ 4:00 pm

Home & Farmland Auction

6722 State Route 127, Pinckneyville, IL
(located on Rte127 between Nashville and Pinckneyville)



Home , Lake, Barn & 35 Acres +/-

Tract 1

Beautiful Home,
6 Acres +/-,
Lake & Outbuilding

Tract 2

30 Acres +/- of
Tillable Farmland

OR

Buy the Whole
Thing!



Open House:

**Sunday, Aug. 22nd
2:30 - 4:30 pm**

Note:

Lines Are
Approximate Only -
Survey will be
performed to separate
tracts if sold
separately.



Professional Real Estate Auctions by:



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

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: Starla R. Sherman

Terms:
\$10,000 down on each tract day of sale on Real Estate
Bal ance 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.

6722 State Route 127, Pinckneyville, IL

Tract 1 - Home, Lake, Barn & 6 Acres +/-

- Ranch Modular Home Built in 1982
- Full Basement
- Approx. 2,400+ Sq. Ft. Living Space
- 25' x 26' Deck Overlooking Lake
- 1 Acre Stocked Lake
- 30' x 41' Pole Barn w/ Overhang
- 2 Car Attached Garage
- 4 BR/3 BA



Home Details:

Great Room: 13 x 17, Carpet, Fireplace, Open to Kitchen, Vaulted Ceiling, 2 Sliding Doors out to Deck overlooking Lake;

Kitchen: 12 x 20, vinyl, eat-in, island, electric stove, refrigerator, microwave, Vaulted Ceiling, sliding door out to Deck overlooking Lake;

Master BR: 13 x 13, carpet, with 3/4 Bath (stand-up shower);

Bedroom 2: 9 x 12, carpet; Bedroom 3: 9 x 12, carpet; Full Bath: carpet

Bedroom 4 (Lower): 11 x 11, carpet, window, closet 1/2 Bath (Lower): vinyl

Family Room (Lower): 23 x 24, carpet, nice open room useable for many purposes;

Utility Room (Lower): 11 x 16, vinyl, sink with countertop for workspace.

Water: Public Water

Sewer: Private Septic System

Heat: Propane Forced Air

Air: Central Air

County: Perry

Parcel No.: 1-43-0130-121

'09 R/E Taxes: \$1,398 Approx. Exemptions: Owner Occupied

(part of this parcel)

Schools: Pinckneyville School District



Year	Updates
2008-09	New Garage Roof & Deck
2005	New Electric Water Heater
2004	New Propane Forced Air Furnace & Central Air
2004	New Pole Barn w/ Overhang
2001	New Sliding Doors
2001	Lake Built & Stocked
1999	Basement Finished
1997	New Bedroom Windows
1996	New Comp. Shingle Roof

6722 State Route 127, Pinckneyville, IL

Property Details

Tract 1 - (Continued)

1 Acre Lake:

Stocked With Bluegill, Bass, Minnows & Grass Carp



30' x 41' Metal Pole Building:

Built 2004;
10' x 30' Overhang on Back;
2 Overhead Doors; 1 Service Door;
Small Windows;
Gravel Floor;
Electric.



Tract 2 - 30 Acres +/- Tillable Farmland

Note:

Lines Are Approximate Only - A Survey Will Be Performed if Tracts Sold Separately -

Boundary Lines and Acreage amounts could vary slightly.



30 acres +/-:

Most of it is Tillable;

Currently Farmed on Share Crop Basis (no contract in place);

Some CRP Acreage due to waterway leading to lake/pond (more info. to come);

Soil Types:

5C3	Blair Silty Clay Loam, 5-10% slopes	33.4%
5D3	Blair Silty Clay Loam, 10-18% slopes	1.4%
13A	Bluford Silt Loam, 0-2% slopes	61.9%
13B	Bluford Silt Loam, 2-5% slopes	3.3%
		<u>100.0%</u>