

Coulterville, IL • Real Estate Auction

Sunday, August 29, 2010 @ 1:00 pm

Home on 6 Acres +/- with Lake and Cabin

7005 Hydrangea Rd., Coulterville, IL 62237

*Absolutely Gorgeous Property -
Like Living in Paradise!*



OPEN HOUSE: Sun., Aug 22 • 12 - 2 pm

ROOM	DIM	FLOORING
Living	13 x 18	Carpet
Dining	12 x 12	Carpet
Kitchen	13 x 27	Vinyl
Family	16 x 18	Carpet
Mst Bedrm	13 x 16	Carpet
2 Bedrm	13 x 13	Carpet
3 Bedrm	12 x 13	Carpet
Full Bath		Vinyl
Utility		Vinyl
Sunroom	11 x 11	Vinyl

Rooms: 7 Bedrooms: 3 Total Baths: 2 Full Baths: 2 3/4 Baths: 0 1/2 Baths: 0	Style: Double Wide Mobile Home Year Built: 2000 Model Total Sq. Ft.: 1,900 Exterior: Vinyl Siding Roof: Arch. Shingle
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Heat: Forced Air Fuel: Propane A/C: Central Air Elec: 200 Amp CB Wtr: Public Wtr Htr: Electric Swr: Aeration Basement: Crawl	Fin Bsmt Rooms: 0 Fireplaces: 1 Garage: 2 Car + Detached Driveway: Gravel
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Appliances: Refrig., Gas Stove, Microwave, Dishwasher	Elem Sch: Pinckneyville Mid Sch: Pinckneyville High Sch: Pinckneyville
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County: Perry Township: 04 Section: 01
 Parcel ID No: 1-44-0010-210 Taxes: '09 \$818.70 +
 MH Taxes \$172.37 Exemptions: Owner Occ., Homstd

WOW - What a property! This property offers so much - a nice double wide mobile home (year 2000), 2+ car garage, lake and lake house/cabin. Details above are for the mobile home; see next page for details on lake house/cabin. If you are looking for a place in the country - do not miss this auction!

Professional Real Estate Auctions by:

Owner: Joan L. Baker



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

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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.

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

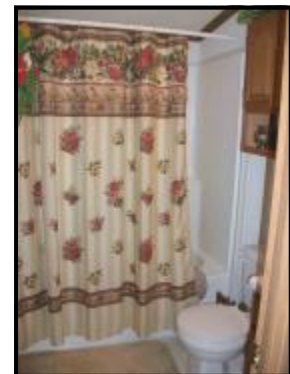
Any announcement made day of sale takes precedence over any printed material.
 List subject to change without notice.
 LIC # 044000169

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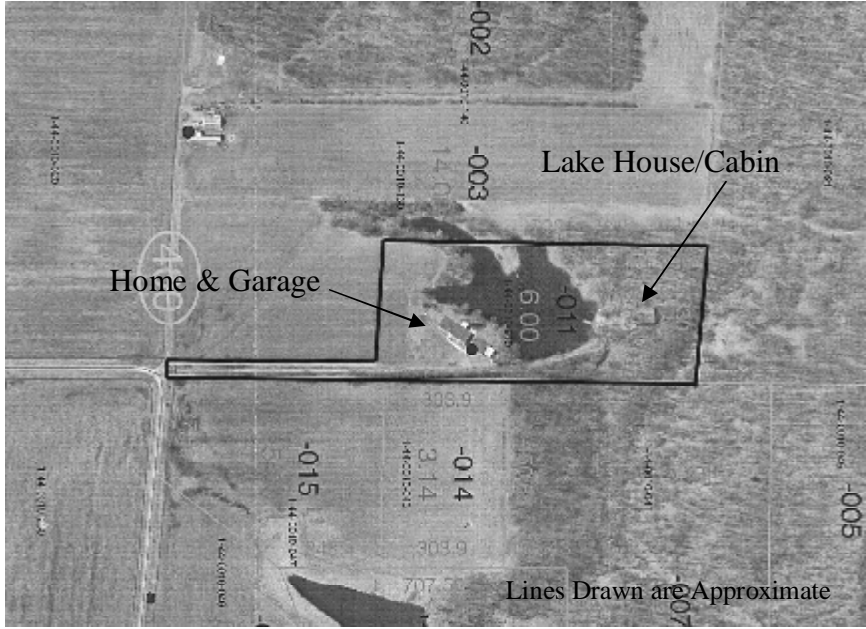


Additional Highlights of Home and Garage:

- City Water
- Dock
- 22' x 34' - 2+ Car Detached Garage has Concrete Floor, Electric, 2 Overhead Doors and is Insulated
- Sunroom is not heated/cooled and therefore is not included in square footage.
- Mobile Home is taxed as a mobile home, not real estate.
- Lots of Closet/Storage Space
- Patio
- Backyard Fenced
- Eat-In Kitchen
- Lake



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- Lake Information:**
- Almost entire lake is on the property.
 - Lake is well stocked with croppie, catfish, bluegill and some carp.
 - All kinds of wildlife around property, including deer and wild turkey

Lake House / Cabin Information



- 6 Bedrooms, Great Room, Kitchen, Utility Room, 3/4 Bath & Loft
- Exterior Painted 2010
- Lots of Trees
- Great Room has 2 Skylights and Woodburning Stove
- 1 Window Air Unit
- Dock w/ small beach / sand area
- Water is filtered from lake
- Septic System