



Waterloo, IL

Real Estate Auction



Sat., Sept. 25, 2010 @ 2:00 pm

*Home, Lake, Outbuilding & 40 Acres
Gorgeous Property • Perfect Horse Farm!*

7024 Fountain Oak Lane, Waterloo, IL 62298

Gorgeous Ranch Home, Lake, Barn, Loafing Shed, 3 Pastures and 40 Acres all Situated at the end of a lane, on a bluff overlooking Fountain Creek. Complete Privacy and Serenity Abound at this Address and you will not want to miss this chance-of-a-lifetime!

Open House / Viewing: Sunday, September 19 • 3 - 5 pm



This property will be offered in

◆ **2 tracts and as a whole.** ◆

Tract 1 offers a home, lake, pole barn, loafing shed, 3 pastures and 20 acres +/-;
Tract 2 offers 20 acres +/- of wooded ground with some grassy areas.

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Terms:
\$25,000 down day of sale on Real Estate
Balance due in 30 days
6% Buyers Premium

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

7024 Fountain Oak Lane, Waterloo, IL

Property Overview:

Situated just southwest of Waterloo off of Rte 156 and Trout Camp Rd., this property offers the best of all worlds . . . you have Privacy, Space, Scenery, Peacefulness and all that Nature has to offer, yet you are not far from the conveniences that Waterloo offers.

If you have been looking for acreage in the country or for a horse property . . . look no further . . . you won't find a more appealing place than this! The home is situated at the end of Fountain Oaks Lane and backs up to Fountain Creek and is surrounded on the southern border of the property by the Boy Scout Camp.

The property is a horse lover's dream . . . with all the facilities and accessories set up to make your equestrian venture easier, safer and more convenient. However, the property offers versatility and does not have to be used for equestrian purposes, as the pole barn can serve many purposes.

Each section of the property will be covered in detail in the following pages.

Tract 1 - Property Details

Lovely Ranch Home, Stocked Lake, 9-Stall Horse Barn,
Large Loafing Shed, 3 Fenced Pastures and 20 Acres +/-.



Home Details:

Atrium Ranch Home on Walkout Basement 3 BR/ 3 BA
Approx. 3,000 sq ft 2 Car Att Garage
Central Vac Central Sound
Security System Built 1999
Entire Main Level Renovated 2009 - It is Open, Airy and Gorgeous!
Invisible Fence System w/ 3 Collars Anderson Windows
City Water Private Septic System
Waterloo School District 200 Amp Electric
Zoned HVAC (by floor) (Propane Forced Air Furnaces/ Central Air)
Propane Water Heater Water Softener (new '09)

Arch Shingle Roof
Safe in Basement



Great Room - 17' x 27'; Wood Flooring; Vaulted Ceiling w/ Skylights; Floor to Ceiling Real Stone Fireplace w/ hand carved mantle. Custom built-in bookshelves flank the fireplace; bookshelves have tray for TV to be pulled out; bottom of bookshelf has copper lining for firewood storage. Lovely, open, airy, bright room that is open to kitchen.

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Kitchen - 14' x 27'; Large eat-in kitchen, open and airy; vaulted ceiling; acacia wide plank wood flooring (very hard, distressed looking wood); Large center island with GE Electric Induction Cooktop w/ Magnetic Downdraft; Granite Countertops; Double Electrolux Conventional and Convection Wall Ovens; Disposal; Large Copper Farm Sink; Freezer Bottom Refrigerator; Dishwasher. Island has breakfast bar area and custom made hand hammered light fixtures. Special features abound, such as quiet close doors on all cabinetry.



Master Suite - 12' x 22'; Open to Lovely Master Suite through French doors off of Great Room; consistency runs with the same acacia wide plank wood flooring in the bedroom and ceramic in the bath. Bedroom opens to deck through french doors. Large bath (11' x 17') offers sunken Jacuzzi tub, double person shower, two separate vanities, private stool room, walk-in closet.



Sunroom, Half Bath & Utility Room - Situated off the Kitchen are a 10' x 20' Sunroom that is completely glass all the way around, overlooking the woods. 4 Sliding Doors open to deck on back of home. Half bath completely new in 2009; ceramic flooring; vanity matches kitchen cabinetry. Large Utility room has ceramic flooring, closet, cabinetry, mudsink and hanging rod.



Lower Walkout Level - Bedroom 2 & 3, Family Room and Full+ Bath - Lower Level is like separate living quarters, with a large family room (17' x 22'), two large bedrooms (15' x 17' and 14' x 20') and oversized full bath that was renovated in 2009 with large Jacuzzi tub, separate shower, double vanities and ceramic flooring. Both bedrooms have walk-in closets. Some unfinished space and shelving for storage is also offered.

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Lake - Lake is situated in front of the home. It is stocked with Bluegill, Carp, Catfish and Large Mouth Bass.



Pole Barn - 38' x 85' 9 Stall Horse Barn with 11' x 85' lean-to on the side and an enclosed garage/shed on the other side. Barn has Fly Spray System, Separate Electric, 3 Slider doors, 12' x 22' Tack Room, Feed Room, Wash Rack, Oversized 14' Concrete Center Aisle and loft storage above the tack room. Every stall has electric run to it for heated water buckets. (Currently there are 3 stalls down for hay storage, but all materials to put it back to a 9 stall are present).



Loafing Shed - Large Loafing Shed with Catch Pen shared by 2 Pastures. Shed has Fly Spray System.

3 Fenced Pastures - There are 3 fenced pastures, each a minimum of 4 acres. The pastures range in size from 4 to 8 acres each. Electric & Water is at each pasture.

There are 2 Exterior Underground Freeze-less Water Pipes on Tract 1.



Tract 2 - 20 Acres +/- - Adjoining the main property is 20 acres +/- that will be offered as Tract 2. This 20 acres consists primarily of woods with some grassy areas. Ground is basically level with a slight roll to it. This tract can be purchased separately or together with Tract 1. (Note: Tract 2 will not be sold if Tract 1 does not sell.)

