

# Waterloo, IL

## Land and Real Estate Auction

**Sat., Sept. 25, 2010 @ 10:00 am**

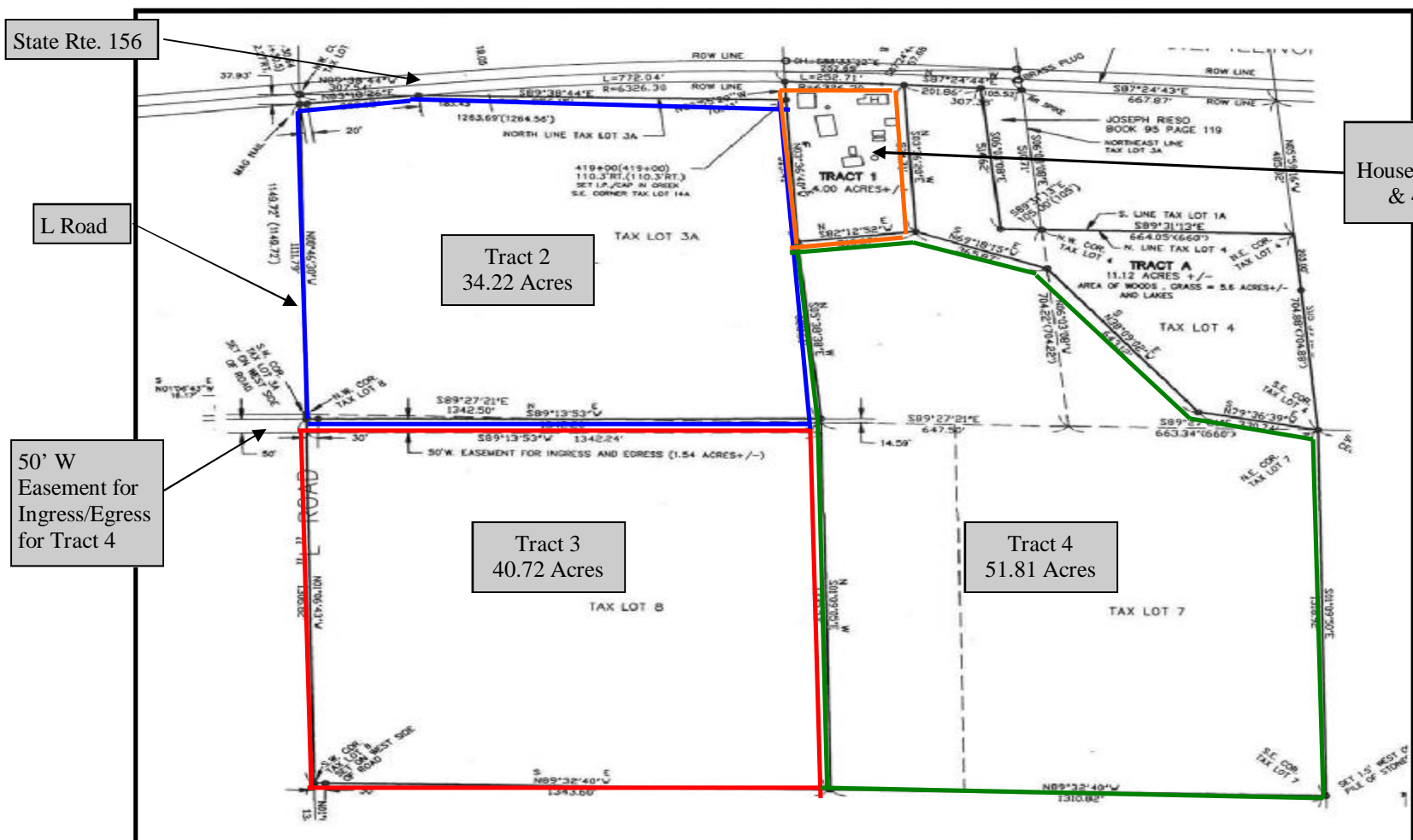
→ **Auction Held at Fireside South • 405 Front St., Waterloo, IL (Sits on Rte.156)** ←

**Home, Outbuildings & 130 Acres +/- Offered in 4 Tracts**



Open House /  
Viewing:  
Sun., Sept. 19  
1-3 pm

**7704 State Route 156, Waterloo, IL**



Tract 1  
House, Outbuildings  
& 4 Acres +/-

Tract 2  
34.22 Acres

Tract 3  
40.72 Acres

Tract 4  
51.81 Acres

This Property will be Offered in 4 Tracts and as a Whole.

Great Location on Rte 156 between Waterloo and Hecker.

Most of the acreage is tillable, with a few tree lines running through certain tracts.

Homestead has several outbuildings, grain bin, shed / garage and more.

This is your opportunity to purchase additional farmland or to buy acreage to build on or to purchase a home in the country!



Owner: Veronica Parker Estate

**Adam's**  
Auction & Real Estate Services, Inc.

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 / land lord 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 on each tract day of sale  
**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.  
LIC # 044000169

**7704 State Route 156, Waterloo, IL**

**Tract 1 - House, Outbuildings & 4 Acres +/-**

All Brick Ranch	3 BR/2 BA	Living Room 12 x 17	Electric Wtr Htr
Full Basement	Large Rooms	Family Room 12 x 15	Electric Radiant
Attached 1 Car Garage	Private Well	Kitchen 12 x 21 (eat-in)	Heat in Ceilings
Approx. 1,900 sq ft	Private Septic	Bedroom 13 x 15	controlled by room
Built 1960	Water Softener	Bedroom 13 x 15	Central Air
200 Amp CB Elec. Svc.	Architectural Roof	Bedroom 10 x 12	Large Closets Throughout
Large, Clean Basement	Basement Laundry	Waterloo School District	
2009 R/E Taxes: \$2,679.38	Exemptions: Owner Occupied & Senior		



**Tract 1- 4.00 Acres +/-**

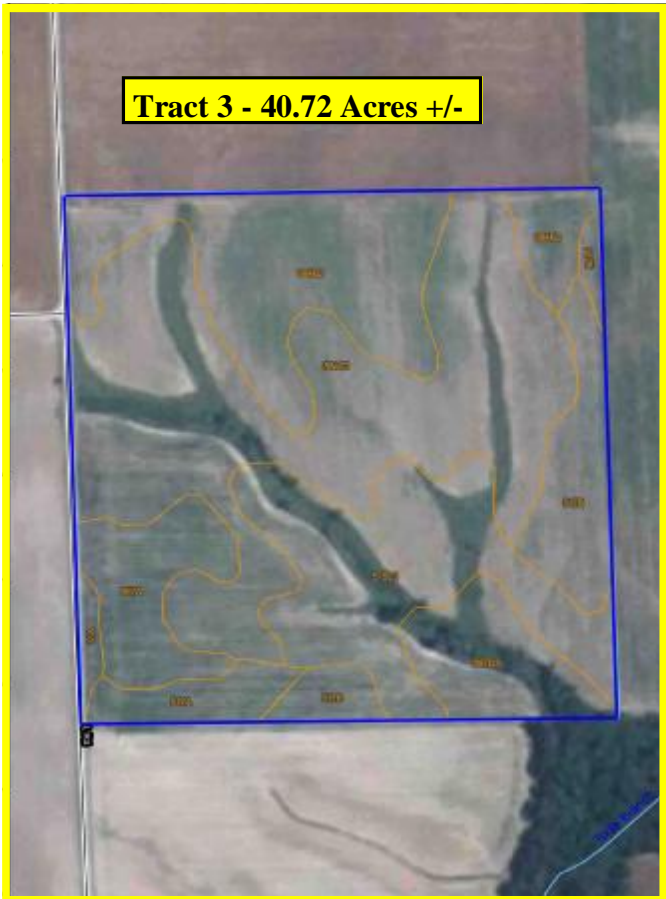


**Tract 2 - 34.22 Acres +/-**

- Tract 2 offers 34.22 Acres +/- of mostly tillable farmland with a slight treeline running east/west through middle of tract
- This tract has access off of 'L' Road and/or State Route 156.
- Majority Soil Types on this tract include:  
657A Burksville Silt Loam 52.6%, 884B2 Bunkum-Coulterville Silt Loams 36.9%.



**Tract 2 - 34.22 Acres +/-**



**Tract 3 - 40.72 Acres +/-**

**Tract 3 - 40.72 Acres +/-**

- Tract 3 offers 40.72 Acres +/- of mostly tillable farmland with some trees throughout tract.
- This tract has access off of 'L' Road.
- Majority Soil Types on this tract include 884C3 Bunkum-Coulterville Silt Loams 37.6%; 884B2 Bunkum-Coulterville Silty Clay Loams 19.8%; 515C3 Bunkum Silty Clay Loam 16.8%.

A Survey has been completed recently to separate the 4 tracts if needed.



**Tract 4 - 51.81 Acres +/-**

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- Tract 4 offers 51.81 Acres +/- of mostly tillable farmland with 'Toole Branch' Creek running through the tract.
- This tract will gain access through a 50' Wide Easement between Tract 2 & 3 for ingress/egress only. This Easement has been created by a recent survey and will be recorded.
- Majority Soil Types on this tract include 884C3 Bunkum-Coulterville Silty Clay Loams 47.9%; 884B2 Bunkum-Coulterville Silt Loams 23.9%.