

# Real Estate Auction of Home & 23.38 Acres

Thursday, January 19, 2017 @ 12pm

1805 Old Route 146 Loop, Vienna, IL 62995



Tract 1: Home, Barn, & 23.38 Surveyed Acres

Tract 2: Home, Barn & 5.64 Surveyed Acres

Auction Held Onsite

Property Viewing:  
Sun., Jan. 15th  
12:00 - 2:00 pm

60' x 56' Pole Barn

3 BR/ 2 BA, 2,841 SF  
Home Fenced Yard

Four Season Room  
w/ Window Unit A/C

Eat-In Kitchen w/  
Walk-In Pantry

Stocked Pond w/  
Wood Dock

## Quiet Country Setting

### Home Features

Large Family Room | Custom Oak Cabinetry in Kitchen | Large Laundry Room w/ Utility Closet | Master Suite w/ Walk-In Closet | Jetted Soaking Tub & Separate Shower | Covered Front Porch | Vaulted Ceilings w/ Ceiling Fans | 200 Amp Service | 20 KW Stand Alone Back-Up Generator | Water Softener | Exterior Storm Shelter



### Pole Barn Features

True Built, 60' x 56' Insulated Pole Barn w/ (3) 16' Wide x 14' Tall & (1) 12' Wide x 14' Tall Overhead Garage Doors w/ 20' Attached Overhang in Rear | 6" Concrete Flooring w/ Radiant Floor Heat | 4' Rafters & 8' Posts w/ 1" Blue Foam Behind OSB Board | 3 Stalls - 1 Drive Through Stall | 200 Amp Service w/ 100 Amp Sub Panel & 30 Amp Motor Home Hook Up | 26' Peak & 16' Ceiling Heights | Second Level Storage Space | 26' x 18' Workshop w/ Pocket Door Entrance | Covered Awning w/ Concrete Floors at Rear of Building | 30' x 60' - 6" Concrete Apron in Front



County: Johnson | Parcel ID No.: 04-36-413-000 | \*Total 2015 Taxes: \$3,193 | Zoning: Single Family | Exemptions: Owner Occupied & Homestead Freeze | Total Lot Size: 22.95 Ac. | Schools: Vienna | Heat: Forced Warm Air | Fuel: Propane (Leased by FS) | A/C: Central Electric: Circuit Breaker | Water: Public - Little Egypt | Sewer: Septic - Aeration | Basement: Slab | Year Built: 1999

\* Tax Amount is for entire 22+/- ac. and will be reassessed if Home & 5.208 Acres (Tract 1) is sold apart from the original 22.95 Acres.



Professional Real Estate Auctions By:



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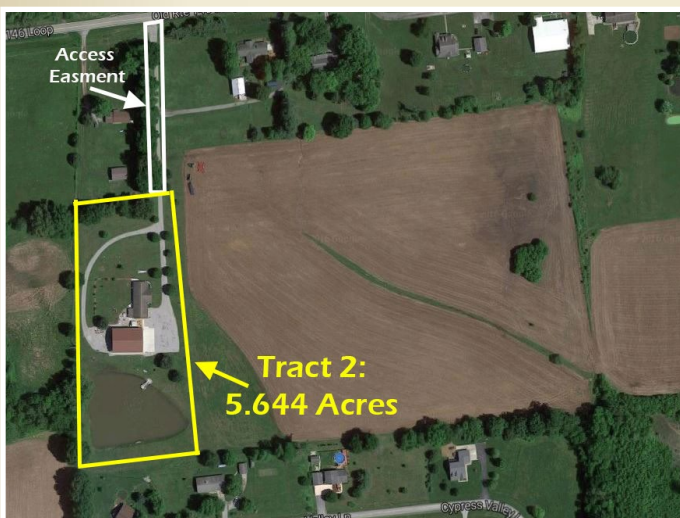
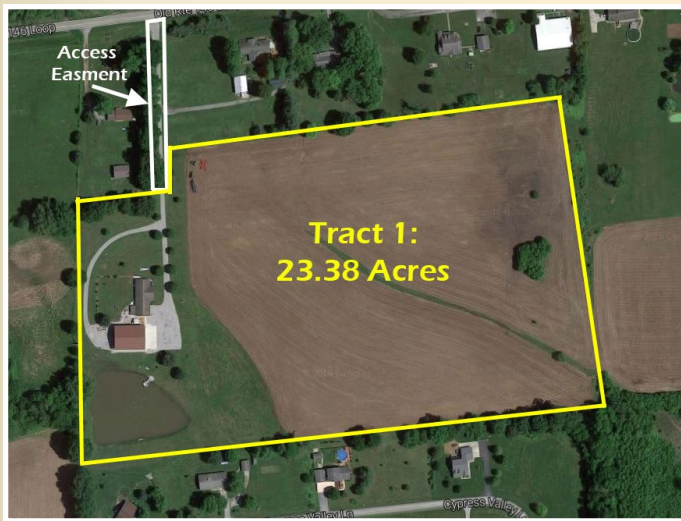
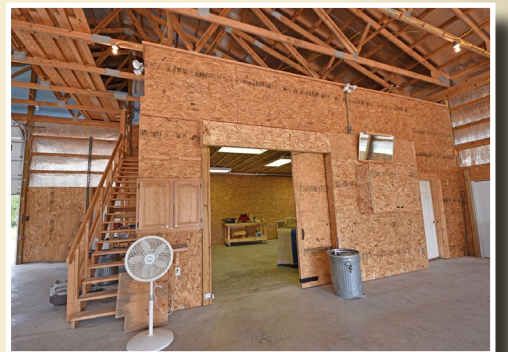
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Day of Sale Takes Precedence  
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PIPING FOR  
HEATED  
FLOORING IN  
POLE BARN

