

# PUBLIC AUCTION

## Home & Outbuildings on 44.5 acres in Fayette County

Real Estate of the late Shelia Frailey

**Saturday, July 27, 2019 @ 2 p.m.**

Auction to be held at Altamont VFW, 302 W Cumberland Rd, Altamont, IL 62411

Property Located at 2026 E. 3000 Ave., Beecher City, IL 62414



**Located on 44.5 (+ or -) acres in Loudon Township, Fayette County, IL.**

Home – 3 bedroom, 2 bath - has approx. 1120 sq. feet of living space on first floor PLUS approx. 1120 sq. ft. in basement. Full kitchen and bathrooms on both floors. Jacuzzi tub on first floor. Basement is fully furnished with kitchen, family room and gas fireplace. Single attached garage, deck, walk-out basement. Central air. Energy efficient heating system.

- RC pole building approx. 40'x60'x14' with 12'x16' electric garage door on front, sliding doors in rear and concrete floor.

- Property also features fruit trees, pond, pasture, bird habitat (comes out of CRP in September 2019), and 2 small outbuildings.

### Excellent deer & turkey hunting!!

If house and property sells, will sell 2 like new refrigerators (LG & Samsung) plus Honda 4 wheeler, approx. 550 miles, automatic, 4 wheel drive and 2 wheel tilt trailer.

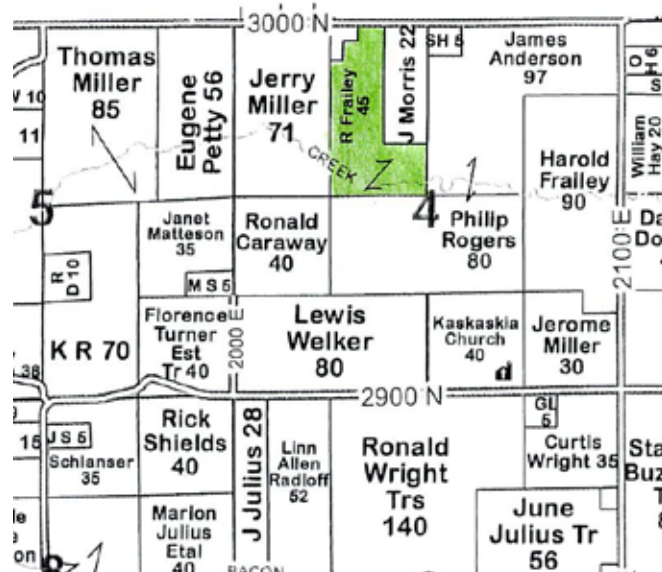
**Legal Description:** Beginning at a point 36 rods West of the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 4, Township 8 North, Range 3 East of the Third Principal Meridian, in Fayette County, Illinois, running thence West 34 Rods, Thence South 32 Rods, Thence West 10 Rods, thence South 108 Rods, thence East 80 Rods, thence North 40 Rods, thence West 36 Rods, thence North 100 Rods to the place of beginning. EXCEPTING THERFROM the following:

A parcel of real estate out of the Northeast Quarter of the Northwest Quarter of Section 4, Township 8 North, Range 3 East of the Third P.M. in Fayette County, Illinois, more particularly described as follows:

Commencing 70 rods West of the Northeast corner of said Northwest Quarter of Section 4, thence South 230 feet, thence East 210 feet, thence North 230 feet to the North line of said Northwest Quarter, thence West along the North line of the said Northwest Quarter to the point of beginning, situated in the County of Fayette and State of Illinois.

Attorney: Dale F. Wolff,  
McDevitt, Osteen, Chojnicki & Deters, LLC  
127 W. Jefferson Avenue  
P.O. Box 507  
Effingham, Illinois 62401  
217-342-8060 – Phone  
217-342-8066 – Fax

**Viewings:**  
**4 to 6 p.m. Sundays**  
until day of sale or  
by appointment with auctioneers,  
217-343-7680 or 217-821-2863



*Don't miss a chance to bid on this lovely acreage and country home!*



## D&M Auctions

David Parks - 217-343-7680 - Shumway, IL 62461

email: dparks2087@gmail.com

Mike Meyer - 217-821-2863

**Terms on real estate:** Non-refundable 10% down day of sale. Balance on closing. The successful bidder is required to sign a Purchase Agreement at the auction. If interested parties wish to see the proposed Purchase Agreement and the Title Insurance Commitment prior to the auction, contact attorney, Dale F. Wolff. Property sells as is. Real estate taxes prorated to date of sale. Mineral rites that seller has goes with property. ID required for buyer's number. Not responsible for accidents, errors, omissions. Announcements sale day take precedence over all written material. Seller has right to reject any and all bids.







**Fayette County, IL Country Home on 44.5 (+ or -) acres  
sells at public auction**

**Saturday, July 27, 2019 @ 2 p.m.**

*Home - Pond - Pasture - Excellent Hunting*



**2 full kitchens, upstairs & downstairs**



**3 bedrooms or 2 bedrooms and office**



**family room w/fireplace**

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**living room**



**2 full baths**



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[www.auctionguy.com](http://www.auctionguy.com)