

LAND AUCTION



3.65 AC± | 1 TRACT | MERCER CO, IL

AUCTION:

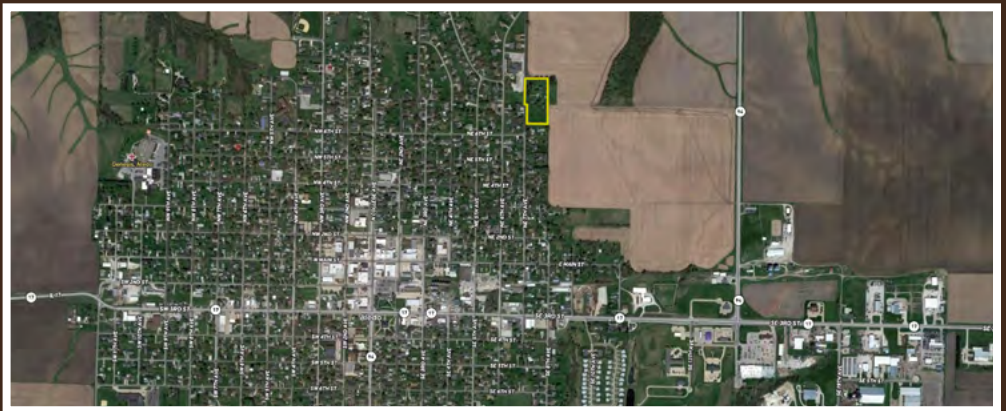
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/02/22 | AUCTION TIME: 5:30 PM

**AUCTION LOCATION: VFW POST 1571 | 106 SW 3RD AVE
ALEDO, IL 61231**

**OPEN HOUSE: 10/23/22 | 12:00 PM - 4:00PM
700 NE 7TH AVE | ALEDO, IL 61231**

This historic property known as the Dunrovin/Lawson Farms truly offers it all for someone looking to purchase a home with improvements and have room to expand. The main floor of the home has the laundry/mud room, kitchen, dining area, cozy living area with fireplace, 2 large bedrooms, and one full bathroom. Upstairs offers 2 additional bedrooms, and a large attic storage area. One of the upstairs bedrooms has access to a small balcony overlooking the yard. The basement has 2 large open rooms that could be used as additional living space, and the utility room that has the additional full bathroom. The home is situated on 3.65 acres outside of the city limits, but does have city water, sewer, and gas. Outside the home are many possibilities and opportunities. This farm was once home to several horses and other livestock. The chicken house and barns are still perfectly functional and situated in the large yard and just got a professional coat of paint. They are surrounded by a newly installed maintenance-free fence that sits around the perimeter of the property. Other features include a fire pit area, grape vine, small tool/equipment shed and 3 yard hydrants, as well as a vacant lot on the south end that is inside the city limits. Don't miss this opportunity at country living this close to town with all the amenities!



TRACT 1: 3.65 ± ACRES

- 4 bed/2 bath home with basement
- Large open lot within the city limits on south end
- City water, sewer & gas with forced air HVAC
- Large closets and abundant storage areas throughout
- Large amount of maintenance free fencing on property line
- Fresh professionally applied paint on outbuildings
- Livestock and garden opportunities
- All major kitchen appliances will remain with real estate
- Large lot of 3.65 acres



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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