

# Absolute REAL ESTATE AUCTION



HOME &  
**78<sup>±</sup>**  
ACRES

**Saturday, July 16<sup>th</sup>, 2022 @ 10:00 AM**

904 E Truitt Road, Chillicothe, IL 61523 - Peoria County

**4 Bedroom, 4 Bath, 6,500 Sq. Ft. Home on 78+/- Acres in 1 Tract**

## About the Real Estate

If you are looking for a world class hunting property in central Illinois, we may have just what you are looking for.

Located 4 miles west of Chillicothe, this 78+/- acre tract lays perfectly to consistently harvest mature whitetails. The area in and around this farm is largely timber, so the holding power of this area is high. Not only is the deer density high, but there are approximately 460 acres of The Pleasure Driveway & Park District of Peoria that either borders this farm or in a close proximity that does not allow hunting. What that means is a buck can grow old and an old buck in this part of the country can be a mega giant!

There are 15+/- acres of open ground that creates nice areas for food plots. The timber has not been harvested in over 30 years, creating a possibility of a timber harvest to help ease the cost of ownership. The various species of oak that are scattered throughout the farm consistently provide a good mast crop for the deer and turkey.

In addition to the land, there is a large partially completed home on the property located off of a hard road. The home is a brick 4 bedroom 4 bath with a possible 5th bedroom above the garage. It has brick siding, two furnaces, central air, hot water heater and a wood burning furnace to provide basement floor heating for those central Illinois winters. The kitchen is equipped with a reverse osmosis filtration system. Let's not forget, there is also a small stocked pond a short distance from the house for the new owners enjoyment.

Peoria County 78+/- is located approximately 25 miles from Peoria, 65 miles from Bloomington and 150 miles from downtown Chicago.

## REAL ESTATE TERMS:

6% Buyers Premium added to final bid.

**15% deposit due day of sale** with balance in 30 days.

Go to **[harrisauctions.com](http://harrisauctions.com)** for Full Terms & Conditions.



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## PERSONAL PROPERTY

**TRACTORS- COMBINES - TRACK LOADER-EQUIPMENT:** John Deere 5525 Cab Tractor Power Reserved - 4WD w/542 Front End Loader - 3 Remotes - 704 Hours, John Deere 455 G Crawler Loader Hours Show 2310 - Serial #T0455GA755585 - Power Shift, 370 International 12' Pull Type Disk, Allis-Chalmers 14' Cultivator Pull Type, (2) Allis-Chalmers Gleaner Platform Headers, Bushmaster Chipper/Shredder PTO, Allis-Chalmers Gleaner F Combine Serial #FKS 27839, Allis-Chalmers Gleaner F3 Combine Serial #F-K 50102H-83 with 4 row corn head, TN 55S Can Tractor 4WD w/New Holland 33LA Loader, Hydraulic Wood Split Master, 7' Grapple Attachment for JD Loader, 4 Row John Deere 7000 Planter, Woods 5215 Zero Turn Mower DSL, Hesston 1120 Mower Conditioner, 300 Gal 3ph Boom Sprayer, 84" Bush hog Box Blade, International 37 Square Baler, 3ph

king cutter 6' Tiller, Woods Finish Mower (needs repair), 100 Gal Fuel Tank w/Electric Pump, 5'x10' Metal Trailer with Sides, 15' Woods Pull Type Finish Mower (needs repair), 3ph Woods Finish Mower, Gas Golf Cart EZGO (parts)

**TRUCK, MOTORCYCLES, BOAT, AND RV:** Foretravel Grand Villa Unihome, Mazda B2600 4x4 157,223 miles, 16' Alumacraft Boat with Yamaha 70 hp Motor and Mercury 110 Motor, Yamaha 400 Dirt Bike, 3 Honda Mopeds, Honda Magna 13,412 miles, Push Mowers, Lawn Sweep

**TOOLS & MISC:** 3'x4' Sheets of Stainless Steel, Military Shipping Boxes, 2 hp Air Compressor, Roll Around Toolbox, Sensor Air Compressor, US General 13 hp Compressor, Pallet Racking, Battery Jump Box, Motorcycle Parts, Floor Jack, Kobalt Compressor Upright 30 Gallon, Engine Jack, B & D Workbench, Dewalt Saw,

A Settling Cart, Fishing Reels & Poles, Chicago Electric Rotary Hammer, 9 hp Pressure Washer 3300 psi, Accurate Tools Rig/Arc Welder, Battery Charger, Stanley Powerit, Shop Smith Wood Working System, Poulan Pro Chainsaw, Pittsburgh 3/4 Sockets, (2) Hare Basket Stretchers, Scaffolding, Roughneck Chain Sharpener, Stainless Steel Laboratory, Delta Reciprocating Saw, 18" Craftsman Saw, (2) Poulan Pro Saws, 4500 Watt Generator, Assortment of Electric Hand Tools, 16' Tube Gates, Gas Power Concrete Mixer, Westinghouse 2200i XLT Generator ; Water System FMV-4S Reverse Osmosis System Controller

**APPLIANCES:** GE Profile Double Oven, GE Gas 30" Inset Stove, Maytag Microwave, LG Front Load Washer & Dryer, Maytag Portable Dishwasher, Kenmore French Door Refrigerator, Kenmore Stainless Gas Stove

**FURNITURE:** Dining Table and Chairs, Sectional Couch



### PERSONAL PROPERTY:

A 6% buyer's premium will be added to the final bid and included in the transaction price. Settlement due day of sale.

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