

SET (N/04) IRON W/ CAP STAMPED "JONES INC PDF 5094"

LAND DESCRIPTION (TRACT 1)
 A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, BROWN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EXISTING CENTERLINE OF LAGRANGE LOOKS ROAD, WITH THE WEST LINE OF THE EAST 110 ACRES OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID WEST LINE, NORTH 01 DEGREES 16 MINUTES 01 SECONDS EAST, 243.50 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 53 MINUTES 23 SECONDS EAST, 314.78 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 23 MINUTES 28 SECONDS EAST, 206.33 FEET TO THE AFORESAID CENTERLINE; THENCE ALONG SAID CENTERLINE, SOUTH 85 DEGREES 22 MINUTES 38 SECONDS WEST, 123.41 FEET; THENCE SOUTH 84 DEGREES 39 MINUTES 14 SECONDS WEST, 109.12 FEET; THENCE SOUTH 86 DEGREES 32 MINUTES 32 SECONDS WEST, 88.86 FEET TO THE POINT OF BEGINNING.
 THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 1.65 ACRES, OF WHICH 0.22 ACRES HAVE BEEN DEDICATED FOR PUBLIC ROAD RIGHT-OF-WAY, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF SEPTEMBER 2025, AND IS SUBJECT TO A (15 FEET WIDE) INGRESS/EGRESS EASEMENT IMMEDIATELY ADJOINING AND LYING WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION (TRACT 2)
 A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, BROWN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE EXISTING CENTERLINE OF LAGRANGE LOOKS ROAD, WITH THE WEST LINE OF THE EAST 110 ACRES OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID WEST LINE, NORTH 01 DEGREES 16 MINUTES 01 SECONDS EAST, 243.50 FEET TO A SET IRON ROD MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.
 FROM THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01 DEGREES 16 MINUTES 01 SECONDS EAST, 315.33 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 12 MINUTES 58 SECONDS EAST, 305.41 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 23 MINUTES 28 SECONDS EAST, 322.67 FEET TO A SET IRON ROD; THENCE NORTH 87 DEGREES 53 MINUTES 23 SECONDS WEST, 314.78 FEET TO THE POINT OF BEGINNING.
 THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 2.27 ACRES, TOGETHER WITH A (15 FEET WIDE) INGRESS/EGRESS EASEMENT IMMEDIATELY ADJOINING AND LYING WEST OF THE EAST LINE OF TRACT 1, AS SHOWN AND DESCRIBED HEREON THIS SURVEY, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF SEPTEMBER 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:
 (POINT OF BEGINNING) TRACT 1
 (POINT OF COMMENCEMENT) TRACTS 1 & 2
 INTERSECTION OF THE EXISTING CENTERLINE OF LAGRANGE LOOKS ROAD WITH THE WEST LINE OF THE EAST 110 ACRES OF THE NE ¼ OF SECTION 14



N/F THE NATURE CONSERVANCY (DOC #08-1284)

N/F JAMES MARSHALL CO. & SUSAN KAY CO. (BK 278, PG 9)

N/F GOBEL (PK 101400009) (PLAT AT FILE #508)

LINE	BEARING	DISTANCE
L1	N01°16'01"E	243.50'
L2	N87°53'23"E	314.78'
L3	S00°23'28"E	206.33'
L4	S85°22'38"E	123.41'
L5	S84°39'14"W	109.12'
L6	S86°32'32"W	88.86'
L7	N01°16'01"E	315.33'
L8	S89°12'58"E	305.41'
L9	S00°23'28"E	322.67'
L10	N87°53'23"W	314.78'
L11	S00°23'28"E	305.41'
L12	N89°12'58"W	124.54'

LAND DESCRIPTION (TRACT 3)
 A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, BROWN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE EXISTING CENTERLINE OF LAGRANGE LOOKS ROAD, WITH THE WEST LINE OF THE EAST 110 ACRES OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID WEST LINE, NORTH 01 DEGREES 16 MINUTES 01 SECONDS EAST, 243.50 FEET TO A SET IRON ROD; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01 DEGREES 16 MINUTES 01 SECONDS EAST, 315.33 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 12 MINUTES 58 SECONDS EAST, 321.59 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 54 SECONDS WEST, 124.54 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 23 MINUTES 28 SECONDS WEST, 322.67 FEET TO THE POINT OF BEGINNING.
 FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 12 MINUTES 58 SECONDS EAST, 124.54 FEET TO A FOUND IRON ROD; THENCE SOUTH 00 DEGREES 23 MINUTES 28 SECONDS EAST, 321.59 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 54 SECONDS WEST, 124.54 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 23 MINUTES 28 SECONDS WEST, 322.67 FEET TO THE POINT OF BEGINNING.
 THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 0.92 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF SEPTEMBER 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

TIMOTHY AUGUSTUS
 1667 365N AVE
 VERSAILLES, IL 62378

BOUNDARY SURVEY

THE JONES CORPORATION
 246 BOYER ROAD
 MACOMB, ILLINOIS 61455
 PHONE: (309)-853-8534
 www.TheJonesCorp.com

\$449,500

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4355 sq ft

1667 365 ROAD, VERSAILLES, IL, 62378

<https://rhoadesrealtors.com>

Welcome to one of Brown County's most remarkable homes — a stunning six-bedroom, four-and-a-half-bath residence perched above the Illinois River Bottoms on 1.65 acres with breathtaking panoramic views. Spanning more than 4,700 square feet across three levels, this property blends rustic charm with extensive modern updates and exceptional pride of ownership. The main level features [...]

Rooms



Room type	Area	Level	Length	Width
Main Level	1690			
Upper Level	1665			
Lower Level				
Basement				
Additional Level				
Bedroom 1		Upper	13	14
Bedroom 2		Upper	13	14
Bedroom 3		Upper	39	15
Bedroom 4		Main	13	24
Bedroom 5		Third	13	14
Living Room		Main	16	14
Family Room		Main	20	15
Dining Room		Main	17	13
Kitchen		Main	39	15
Laundry		Lower	10	8
Additional Room		Third	13	15
Third Floor	1000			



Building Details

NewConstructionYN: No **Heating:** Electric, Forced Air, Electric Water Heater

Basement: None **Exterior material:** Wood Siding

Roof: Other **Parking:** Attached, Detached

Amenities & Features

Waterfront available: No **GarageYN:** Yes

AttachedGarageYN: No **FireplaceYN:** No

PoolPrivateYN: No **Amenities:** Dishwasher, Range, Refrigerator, Water Softener Owned

Features: Ceiling Fan(s)

