

Patty Wydell	323-4249	<b>DeSollar &amp; Wessler Bros. Agency LLC</b>	Joe DeSollar	323-1520
Connie Foley	370-1205	111 W. Main Street	Ryan Miller	454-0599
		Phone 217-323-2623 Fax 217-323-2626		
<b>www.desollaragency.com</b>		Toll Free: 1-800-933-9752	mail@desollaragency.com	

- Quiet, Secluded Country Setting
- Located just outside of Arenzville
- Approximately 6.5 Acres
- Beautiful Landscaping
- 48 X 32 metal shed built 2007
- Room for any size family
- Fenced area for livestock
- Large Master w/ full bath
- Triopia School District



Artman	12174 Clark Lane	Residential	9	4	3	Arenzville	\$189,900
<b>Listing</b>	<b>Address</b>	<b>Type Property</b>	<b>Rooms</b>	<b>Bed</b>	<b>Bath</b>	<b>Location</b>	<b>Price</b>

Construction	Frame	X	Refrigerator	Approx Sq ft.	2,304
Condition	Excellent	X	Dishwasher	Hall	
Fuel Bill			Disposal	Living room	19 X 16
Possession	Immediate	X	Stove	Dining room	13 X 11
Zoning	Residential	C	Air Conditioner	Kitchen	20 X 10
Electrical	200 Amp		Attic Fan	Family room	23 X 16
Lot Size	Apprx 6.5 acres		Fireplace	Bath	9 X 7 (up)
Tax	\$4,004	X	Insulation	Bath 2	10 X 4 (master)
High School	Triopia		School bus	Bath 3	8 X 6 (down)
Grade School	Triopia		City Water	Bedroom	16 X 13 (master)
Type Heat	GFA	X	Gas	Bedroom	14 X 11 (up)
Type Windows			Storm Sewer	Bedroom	12 X 10 (up)
Type Roofing	Comp Shingle		Sanitary Sewer	Bedroom	13 X 11 (down)
Water Heater	Gas	X	Septic Tank	Garage	28 X 24
			Carport	Basement	Unfinished - 32 X 24
			Paved Drive	Utility room	10 X 10
				Metal Shed	48 X 32

*The listing broker does not guarantee the information describing this property. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.*