

|                                |          |  |                         |          |
|--------------------------------|----------|--|-------------------------|----------|
| Ryan Miller<br>Managing Broker | 454-0599 | <b>DeSollar &amp; Wessler Bros. Agency LLC</b> | Connie Martin           | 320-2925 |
|                                |          | 111 W. Main Street                             | Mandy Seward            | 473-6562 |
|                                |          | Phone 217-323-2623 Fax 217-323-2626            |                         |          |
| <b>www.desollaragency.com</b>  |          | Toll Free: 1-800-933-9752                      | mail@desollaragency.com |          |

- Updated Ranch
- Fenced back yard
- Deck & above ground pool
- Screened back porch
- New roof in 2018
- Updated Kitchen
- Appliances included
- Workshop 23 x 14



**DeSollar &  
Wessler Bros.  
Agency LLC**  
Insurance & Real Estate  
111 W Main Beardstown  
**323.2623**

|                |                |                      |              |            |             |                 |              |
|----------------|----------------|----------------------|--------------|------------|-------------|-----------------|--------------|
| Tweedy         | 160 Beach Rd   | Residential          | 6            | 3          | 2           | Meredosia       | \$59,500     |
| <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.      | 1,854          |
| Condition    | Very Good   | X | Dishwasher      | Hall               |                |
| Fuel Bill    |             | X | Disposal        | Living room        | 20 x 13        |
| Possession   | Immediate   | X | Stove           | Dining room        |                |
| Zoning       | Residential | C | Air Conditioner | Kitchen            | 25 x 12        |
| Electrical   | 200 amp     |   | Attic Fan       | Family room        | 23 x 14        |
| Lot Size     | 120 x 120   |   | Fireplace       | Bath               | 7 x 6          |
| Tax          | \$2,084     | X | Insulation      | Bath2              | 9 x 8          |
| High School  | Meredosia   |   | School bus      | Bedroom            | 12 x 8         |
| Grade School | Meredosia   | X | City Water      | Bedroom            | 13 x 12        |
| Type Heat    | GFA         | X | Gas             | Bedroom (possible) | 11 x 8         |
| Type Windows | Replacement |   | Storm Sewer     | Bedroom            |                |
| Type Roofing | Asphalt     | X | Sanitary Sewer  | Utility room       |                |
| Water Heater | Gas         |   | Septic Tank     | Garage             | 2 car attached |
|              |             |   | Carport         | Basement           | No - Crawl     |
|              |             |   | Paved Drive     | Fenced Yard        | Yes            |
|              |             |   |                 |                    |                |

*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. Property may be subject to zoning ordinances. Prospective purchasers are responsible for confirming that their proposed use of the property complies with local, city or county zoning ordinances. The Zoning Administrator for the City of Beardstown may be contacted at 323-3110.*