

|                                |          |  |               |                         |
|--------------------------------|----------|--|---------------|-------------------------|
| 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 |

- Awesome Country Home
- 2.17 Acres
- Move-in Ready
- 2 Car Heated Attached Garage
- 50 x 24 Morton Building
- Whole House Generator
- Fenced Yard
- Heated & Cooled Sunroom
- 2 Sand Point Wells
- Composite Decks
- Above Ground 24 x 16 Pool



|                |                 |                      |              |            |             |                 |              |
|----------------|-----------------|----------------------|--------------|------------|-------------|-----------------|--------------|
| Large          | 9589 Airport Rd | Residential          | 9            | 4          | 3           | Beardstown      | \$185,000    |
| <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 | Wood Frame  |   | Refrigerator    | Approx Sq ft. | 2,504 + Sunroom  |
| Condition    | Excellent   | X | Dishwasher      | Living room   | 21 x 13 1/2      |
| Utilities    | Menard      |   | Disposal        | Dining room   | 15 1/2 x 11      |
| Possession   | Immediate   |   | Stove           | Kitchen       | 19 x 9           |
| Zoning       |             | C | Air Conditioner | Family room   | 26 x 24          |
| Electrical   | 200 amp     |   | Attic Fan       | Bath          | w/ Jacuzzi tub   |
| Lot Size     | 2.17 acres  |   | Fireplace       | Bath          | w/ shower        |
| Tax          | \$3,300     | X | Insulation      | Bath          | w/ shower        |
| High School  | Beardstown  |   | School bus      | Bedroom       | 21 1/2 x 19      |
| Grade School | Beardstown  |   | City Water      | Bedroom       | 14 1/2 x 11      |
| Type Heat    | Natural Gas |   | Gas             | Bedroom       | 10 x 8 1/2       |
| Type Windows |             |   | Storm Sewer     | Bedroom       | 10 x 8 1/2       |
| Type Roofing | New in 2104 |   | Sanitary Sewer  | Utility room  | 14 x 9           |
| Water Heater |             | X | Septic Tank     | Garage        | Attached 30 x 24 |
|              |             |   | Carport         | Basement      | Crawl            |
|              |             | X | Paved Drive     | Fenced Yard   | Back yard        |
|              |             |   |                 |               |                  |

*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.*