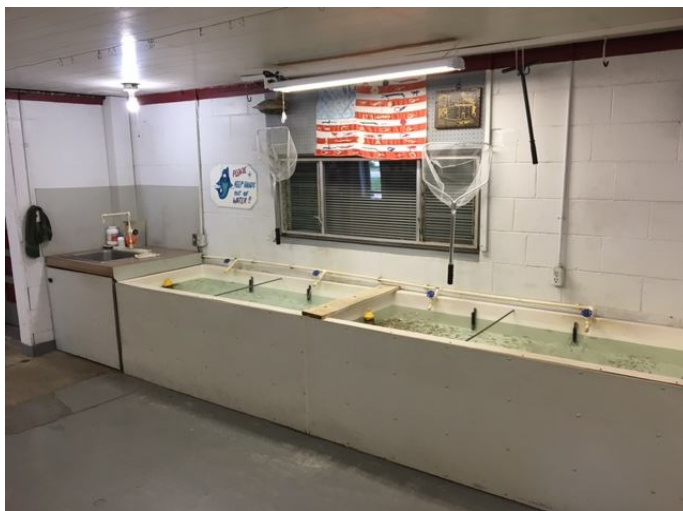


Ryan Miller	454-0599	DeSollar & Wessler Bros. Agency LLC	Connie Martin	320-2925
		111 W. Main Street		
		Phone 217-323-2623 Fax 217-323-2626		
www.desollaragency.com		Toll Free: 1-800-933-9752		mail@desollaragency.com

- Tom's Bait Shop
- Turn Key, Profitable Business for 30+ years
- Excellent house keeping, very clean
- +/- 3,400 sq ft concrete block building
- 2 Bed/1 Bath Apartment
- Owner could live in apartment to save \$\$\$
- Bait Sales including all current inventory
- Shop includes lift and most of the tools
- Current owner uses shop for oil changes
- Asking price \$175,000
- Call to schedule an appointment



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.