

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

- Cute, Updated Ranch
- Great Location
- New Central Air
- Newer Metal Roof
- Partially Finished Basement
- Detached Garage 18 x 16
- Appliances Included



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

Groesch	1407 Beard	Residential	5	3	1	Beardstown	\$110,000
Listing	Address	Type Property	Rooms	Bed	Bath	Location	Price

Construction	Frame	X	Refrigerator	Approx Sq ft.	975
Condition	Good	X	Dishwasher	Hall	
Fuel Bill			Disposal	Living room	18 x 13
Possession	Immediate	X	Stove	Dining room	
Zoning	Residential	C	Air Conditioner	Kitchen	
Electrical	Breakers		Attic Fan	Family room	
Lot Size	123 x 65		Fireplace	Bath	
Tax	\$1,871	X	Insulation	Bath2	
High School	Beardstown		School bus	Bedroom	11 x 11
Grade School	Beardstown	X	City Water	Bedroom	11 x 10
Type Heat	GFA	X	Gas	Bedroom	10 x 8
Type Windows			Storm Sewer	Bedroom	
Type Roofing	Metal	X	Sanitary Sewer	Utility room	
Water Heater	Gas		Septic Tank	Garage	Detached 18 x 16
			Carport	Basement	Full, partially finished
			Paved Drive	Fenced 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.