

Ryan Miller 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

- Beautiful Country Location
- Triopia School District
- 2 1/2 Acre Lot
- Home Built in 2008
- Full Basement
- Gorgeous Stone Fireplace
- Nice Detached Garage
- New Central Air in 2013
- New GFA Heat in 2013



Coats	2381 Lovekamp School	Residential	5	2	2	Arenzville	\$125,000
<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	Frame	X	Refrigerator	Approx Sq ft.	1,008
Condition	Excellent	X	Dishwasher	Hall	
Fuel Bill			Disposal	Living room	21 x 14
Possession	Immediate	X	Stove	Dining room	
Zoning	Residential	C	Air Conditioner	Kitchen	22 x 8
Electrical	200 amp		Attic Fan	Family room	
Lot Size	2 1/2 acres	X	Fireplace	Bath	8 x 6
Tax	\$1,964	X	Insulation	Bath2	
High School	Triopia		School bus	Bedroom	17 x 11
Grade School	Triopia	X	City Water	Bedroom	15 x 11
Type Heat	GFA		Gas	Bedroom	
Type Windows			Storm Sewer	Bedroom	
Type Roofing	Asphalt		Sanitary Sewer	Utility room	9 x 6
Water Heater		X	Septic Tank	Garage	2 Car Attached
			Carport	Basement	Full, Unfinished
			Paved Drive	Detached Garage	24 x 24

*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.*