

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

- Beautiful Country Ranch
- 1 Acre Lot
- New Windows & Doors in 2015
- New Roof in 2013
- Nice Gazebo
- Amazing Master Suite
- Large Closet
- Custom Shower
- New Fascia & Gutters in 2022



|                |                    |                      |              |            |             |                 |              |
|----------------|--------------------|----------------------|--------------|------------|-------------|-----------------|--------------|
| Werries        | 2209 Pine Ridge Rd | Residential          | 7            | 3          | 2 1/2       | Meredosia       | \$199,500    |
| <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. | 2,512          |
| Condition         | Excellent   | X | Dishwasher      | Hall          |                |
| Fuel Bill         | \$250 avg   | X | Disposal        | Front room    | 17 x 16        |
| Possession        | Immediate   | X | Stove           | Dining room   | 17 x 9         |
| Zoning            | Residential | C | Air Conditioner | Kitchen       | 14 x 14        |
| Electrical        | 200 amp     |   | Attic Fan       | Family room   | 19 x 15        |
| Lot Size          | 1 Acre      |   | Fireplace       | Bath          | 13 x 5         |
| Tax               | \$1,885     | X | Insulation      | Master Bath   | 14 x 12        |
| High School       | Meredosia   |   | School bus      | Bedroom       | 13 x 12        |
| Grade School      | Meredosia   |   | City Water      | Bedroom       | 13 x 12        |
| Type Heat         | GFA         | X | Gas             | Bedroom       | 17 x 16        |
| Type Windows      | Double Hung |   | Storm Sewer     | Office        | 10 x 10        |
| Type Roofing      | Asphalt     |   | Sanitary Sewer  | Utility room  | 14 x 7         |
| Water Heater      | Gas         | X | Septic Tank     | Garage        | 2-Car Attached |
|                   |             |   | Carport         | Basement      |                |
|                   |             |   | Paved Drive     | Fenced Yard   |                |
| <b>Code: 1.60</b> |             |   |                 |               |                |

*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.*