

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

- Charming Family Home
- Fenced Yard
- Nice 20 x 18 Deck
- Detached Garage 28 x 24
- Beautiful Hardwood Floors
- Main Floor Laundry
- Amazing Built-ins
- Ample Storage
- Two AC Units
- New Roof in 2015
- Newer Plumbing



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

|                |                |                      |              |            |             |                 |              |
|----------------|----------------|----------------------|--------------|------------|-------------|-----------------|--------------|
| Magerl         | 911 Edgehill   | Residential          | 6            | 3          | 2           | Jacksonville    | \$135,000    |
| <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. | 1,500            |
| Condition    | Excellent    | X | Dishwasher      | Hall          |                  |
| Fuel Bill    |              | X | Disposal        | Living room   | 22 x 14          |
| Possession   | Immediate    |   | Stove           | Dining room   | 15 x 12          |
| Zoning       | Residential  | C | Air Conditioner | Kitchen       | 13 x 12          |
| Electrical   | 200 amp      |   | Attic Fan       | Family room   |                  |
| Lot Size     | 230 x 55     |   | Fireplace       | Bath          | 12 x 5           |
| Tax          | \$3,211      | X | Insulation      | Bath2         | 7 1/2 x 6        |
| High School  | Jacksonville |   | School bus      | Bedroom       | 14 x 12          |
| Grade School | Washington   | X | City Water      | Bedroom       | 14 x 10          |
| Type Heat    | Boiler       | X | Gas             | Bedroom       | 14 x 12          |
| Type Windows | Double Pane  |   | Storm Sewer     | Bedroom       |                  |
| Type Roofing | 2015 Asphalt | X | Sanitary Sewer  | Utility room  |                  |
| Water Heater | Yes          |   | Septic Tank     | Garage        | 28 x 24 Detached |
|              |              |   | Carport         | Basement      | Full, Unfinished |
|              |              |   | Paved Drive     | Fenced Yard   | Yes, back        |
|              |              |   |                 |               |                  |

*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.*