

Prepared for you by:

Real Estate Connection

425 Mitchellsville Rd.
Carrier Mills, IL

www.4southernillinois.com



Lavon Fox

lavon@4southernillinois.com

(618)841-7359



MLS: **307841**

Status: **Active**

ResidentialProperty

Address: **1340 Route 166**

Price \$480,000



| | | | |
|---------------------|---|----------------|------------------|
| City: | Creal Springs | Original \$: | \$480,000 |
| State: | IL | | |
| Zip: | 62922 | | |
| County: | Johnson | DOM: | 5 |
| Subdivision: | NO | Agent Owned: | No |
| Tax Number: | 03-04-303-000 | Home Warranty: | No |
| Tax Year: | 2010 | Bonus \$: | |
| Taxes Yearly \$: | 2653 | | |
| Tax Exempt: | 1 | | |
| Lot Size Apx: | Irreg | | |
| Acres Total Apx: | 173.620 | | |
| Lot Features: | Pasture, Pond, Rural, | Zoning/Use: | None |
| Lake: | None | Association: | 0 |
| Legal (approx): | On File - 5 Tax Statements Totaling 173.62 Acres in Johnson County connecting to the Williamson County Line on Route 166. | | |
| Heat: | Electric, Wood, F/A | Gas: | None |
| Cooling: | Central | Water Co: | POND |
| Elec Co: | AMEREN CIPS | Water: | Other |
| Gas Co: | None | Sewer: | Septic |
| Appliances: | Dishwasher, Disposal, Washer, Dryer, Microwave, Range, Rangehood/fan, Refrigerator | | |
| Features: | Antenna, Attic Fan, Ceiling Fans, Dryer h/u -Elec, Pantry, Patio, Pole Barn, Smoke Detectors, Washer HU, Water Purifier, Window Treatmnt, Woodburner, Porch Covered | | |
| Elem School: | New Simpson Hill | High School: | Vienna |
| Disclosure: | No Negatives on File. Finishing work is required for balcony deck off Dining Room and Master Bedroom, Beautiful View. Older Igloo | | |
| Personal Prop Incl: | Appliances Included and purchased at Sears: Washer & Dryer, Refrigerator, Jen-air Range with Grill & Microwave. Hot Tub in Basement, not hooked up or currently in use, can stay or go. 100 Acres wooded 73 Acres Pasture. (Very Little | | |

Photos Docs Maps

| | | | |
|-------------------|--------------------------------|---------------|--------------|
| SqFt Finished | 2688 | | |
| Fin SqFt Above: | 1344 | | |
| Fin SqFt Below: | 1344 | # Full Baths: | 2 |
| Unfin SqFt Below: | 1344 | # 3/4 Baths: | 0 |
| # of Rooms: | 9 | # 1/2 Baths: | 0 |
| Bedrooms: | 3 | Bathrooms: | 2.000 |
| Roof: | Asph/Fiberglass | | |
| Exterior: | Cedar | | |
| Garage: | 2 Attached Garage | | |
| Basement: | Block, Full, Unfinished | | |
| Foundation: | Basement | | |
| Style: | Ranch | | |
| Construction: | Frame | Apx Yr Built: | 1979 |

| Room Name | Room Lvl | Room Dim | Room Flooring |
|--------------|----------|----------|---------------|
| Living Room | 1 | 14 x 14 | Carpet |
| Kitchen | 1 | 12 x 21 | Linoleum |
| Bedroom 1 | 1 | 10 x 13 | Carpet |
| Bedroom 2 | 1 | 12 x 14 | Carpet |
| Master BR | 1 | 17 x 12 | Carpet |
| Powder Room | 1 | 6 x 7 | Carpet |
| Master Bath | 1 | 7 x 6 | Linoleum |
| Bathroom | 1 | 7 x 6 | Linoleum |
| Laundry Room | 1 | 4 x 6 | Linoleum |
| Foyer | 1 | 9 x 11 | Linoleum |
| Basement | B | 32 x 42 | |

Public Description: **173 Acres of Farm Land with 3 BR 2 Full Bath Home with Full Unfinished Basement & 2 Car Attached Garage. NEW Central Heat & Air May 2009, New ROOF 1999. Basement is plumbed for an additional Bathroom. Fenced Pastures and Wooded Areas with 3 Small Ponds, 1 pond fenced off is the water source. Corrals, Sheds, Feeders, Pole Barn for Hay Storage and Much More. This Farm is set up for Cattle or Horses, currently used as Cattle Farm. HUNTER'S DREAM - Lots of Wild Life roams the property daily: Deer, Turkey and MUCH MORE. MOTIVATED SELLER TAKE A LOOK MAKE AN OFFER !!**

Directions: **From Harrisburg go East on Route 13 to stop light at Route 166, Turn Left go thru Creal Springs and continue about 4 Miles Property on Left Before New Burnside. Property line starts at the Williamson/Johnson County Line.**

Selling Price: Closing Date: Buyers Name:

