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PUBLIC AUCTION!!!

629 CR 2000 N

West Salem, IL 62476

Information About Listing

Year Built	1906	County	Edwards
Type of Construction	1.5-story, frame	PIN	01-1-279-04
Square Footage m/l	1,632 total	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	LP Forced Air (2010)
Bedrooms	2-3	A/C	Central (Coleman; 2016)
Bathrooms	1 full; 1 half	Water	EJ Water Cooperative, Inc. (Dieterich)
Foundation	Partial Basement (brick/block)	Sewer	Septic (aerated system; 2006; new motor 2016)
Garage	n/a <i>see notes for pole barn</i>	Average Utilities m/l	Electricity: \$225.00 (Wayne-White) <i>see notes</i>
Lot Size m/l	1.2 acres	Property Taxes m/l	\$1,645.16 (w/ owner occupied exemption)

Notes

Room Dimensions—Main Floor...Entry/Office/Sitting Room: 27'6"x9'8"; Living Room: 17'6"x15'3"; Kitchen: 15'3"x17'4"; Bedroom 1: 10'11"x11'11"; Laundry: 7'10"x15'3"; Full Bath: 6'4"x7'8"; **Second Floor...**Bedroom 2: 15'7"x11'6"; Half Bath: 5'8"x7'2"; Attic Closet: 7'10"x16'10"; Home Office/Potential 3rd Bedroom: 15'8"x13'6"

Items Included—high-end stainless-steel Samsung appliance package with refrigerator, electric cooktop stove/range, and hood vent microwave (all new in 2018); matching KitchenAid dishwasher; Samsung washer and dryer (new in 2015); all pool maintenance items; 500-gallon LP tank (owned); HVAC system

More Features...*LP costs vary with the market*; 200-amp service on breakers; 50-gallon Rheem water heater (2014); architectural shingle roof (2009); tons of improvements/upgrades including vinyl siding, seamless gutters, Pella vinyl replacement windows, laminate and tile flooring throughout; remodeled kitchen with maple cabinets, tile countertops, and backsplash; large deck and patio area; above-ground swimming pool; spectacular like-new 45'x48' pole barn with 6-inch concrete floor, 14' sidewalls, and large sliding door; 20'x25' frame building, completely finished, separate 100-amp service, and working plumbing (currently used as a beauty shop)

THIS BEAUTIFUL, COUNTRY HOME IS BEING OFFERED WITH A VERY REASONABLE RESERVE PRICE...DON'T MISS OUT!!!

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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