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PUBLIC AUCTION!!!

717 CR 050 E
Ellery, IL 62833

Information About Listing

Year Built	1979	County	Edwards
Type of Construction	Concrete/Frame (partially in-ground)	PIN	03-1-043-01
Square Footage m/l	2,000	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	LP Heat Stove (“Williams”; installed 2017)
Bedrooms	3	A/C	Portable AC Unit (“Soleus”; 14K BTU; app. 5 y/o)
Bathrooms	2 Full	Water	Ellery RWC (Phase 1)
Foundation	Concrete Slab	Sewer	Septic (aerated; installed 2005)
Garage	2-Car Detached (36’x28’)	Average Utilities m/l	Electricity: \$125.00 (Ameren); LP: leased (Wayne-White)
Lot Size m/l	2.445 +/- Deeded Acres	Property Taxes m/l	\$1,857.46 (estimated w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 14’x21’6” w/ additional 13’5”x17’4” living area; Kitchen: 18’8”x17’6” (includes dining); Pantry Closet 5’x16’; Main Bath: 5’x10’8”; Master Bedroom: 13’7”x17’; On-Suite Bath: 5’x11’6”; Bedroom 2: 14’9”x11’9”; Bedroom 3: 14’9”x10’8”

Items Included—Portable AC Unit; Installed Heat Stove; Washer and Dryer; Water Heater; Dishwasher; Range/Electric Cook-top Stove (and hood); Portable Dehumidifier

More Features...200-amp (breakers, main outside at pole); 40-gallon electric water heater (“Bradford-White”, age unknown); architectural shingle roof (installed 2014); faux stone veneer and some aluminum siding; water lines in attic (extra insulation including foil); emergency egress through roof in master BR (connected to BR 2 via passthrough closets); large “eat-in” kitchen boasts lots of cabinets and counter space; lots of closet space throughout; beautifully maintained lawn and property with trees, grapevine, raspberries, blackberries, and rhubarb plants (North end, near old barn); detached garage, built in 2005, includes concrete floor, 2 power overhead doors, 3-tab shingle roof (orig.), and 36’X12’ lean to; nice concrete patio at front entrance to home; 14’x19’ wooden deck; old barn needs repairs

THIS EXQUISITE RURAL PROPERTY 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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