

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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LISTING # 01272 PA

Showing Instructions:

Show anytime



DIRECTIONS:

N. on Robinson/Marshall Rd. (1150th St.) to the Annapolis blacktop (2000 Ave.), turn left and go to first road back to the right (1140th St.), turn right and follow blacktop around sharp left curve & as road curves back to the right, property is on the left.

Property Type	Ranch
No. Rms.	6
	Bedrooms Bath
1st Floor	3 1
2nd Floor	
Basement	full unfinished poured con.
Foundation	masonry
Walls	plaster/panel/drywall
Floors	carpet/vinyl
Porch - covered side/front/breezeway	
Roof	comp. shingle
Windows	replacement
Garage 2 car att. 24'x22' - 2 new doors	
Exterior	metal & vinyl
Heat/AC	propane FA/CA
Water Heater	50 gal elec
Street	blacktop
Alley	none

Termite Policy	none
School Dist.	Hutsonville
Water/Sewer - Eaton water + well/septic	
Size of Lot	1.14 acres +/-
Taxes	'13 \$1,753 (1 exemption)
Approximate Age	1940
Equalizer	Norris Elec.
Tax I.D. # 03-0-10-000-003-001	

REMARKS: (All information believed correct, but not guaranteed.)

Ranch house in country, new 30'x50' metal pole building, new doors, replacement windows, well & city water (Eaton Water Co.) Fire hydrant in front yard, Norris Electric, 2 small storage buildings. Swing set. Septic system on north side of house near electric pole. **Building north of ditch not included.** Seller owns 500 gal propane tank. Buys propane from Wabash Valley Heat & Gas, Hutsonville, IL - 618-563-4393.

LIVING ROOM:	21'x18.5, hardwood, lighted ceiling fan, built-in bookcases, painted plaster
DINING ROOM:	13'x15', w/w carpet, lighted ceiling fan, built-in china cabinet, painted plaster
KITCHEN:	10'x10', vinyl, painted wood cabinets, dishwasher, refrigerator & elec. range stays
W. BEDROOM:	12'x10.5, hardwood floor, lighted ceiling fan, closet, painted plaster
MIDDLE BR:	13.5x10.5, hardwood floor, lighted ceiling fan, drywall, closet
E. BEDROOM:	10'x9.5, hardwood floor, lighted ceiling fan, closet, paneling & plaster
BATH:	7.5x4.5, vinyl, tub/shower combo., maralite walls (owner will do a tub refurbish)
BASEMENT:	full poured, concrete, washer & dryer stays, breaker box
BREEZEWAY:	10'x14', paneled, (roof leak has been repaired & ceiling tile will be repaired)
GARAGE:	2 car att., 24'x22', 2 new overhead garage doors, 2 elec. door openers
POLE BARN:	30'x50', metal, concrete floor, elec. w/ with lots of lighting, built in 2011, had a woodburning stove, but has been disconnected



Price: \$83,000

Address of Property	20532 N. 1125th St.
	Hutsonville, IL 62433
Owner:	Greg Payne c/o Thomas Payne POA
Address:	
Phone:	
Listed by:	Barbara Newlin
Sign Wanted:	yes
	Key # 66 + lockbox



DISCLAIMER: Crawford County GIS cadastral maps are compiled from official records and only contain information required for local government purposes. These maps do not represent a survey. No liability is assumed for the accuracy of the data delineated herein.

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226
N 1125th ST.
N 1140th ST.