



“See the difference *Integrity* makes!”

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2306 CR 1075 E
Carmi, IL 62821

Pricing Options:

Entire Ranch (38.08 acres) \$675,000

Home (w/ 4.97 acres) \$425,000

Information About Listing

Year Built	2001	County	White
Type of Construction	2-Story, Frame	PIN	02-35-400-007 and 02-35-400-009
Square Footage m/l	3,400 (app.)	School District	Carmi-White County CUSD #5
Total Rooms	9	Heat	Gas Forced-Air (2001)
Bedrooms	4	A/C	Central (2001)
Bathrooms	3 Full; 1 Half	Water	Municipal (Burnt Prairie)
Foundation	Poured, Finished, Walkout Basement	Sewer	Septic
Garage	3-Car, Attached (36'x24')	Average Utilities m/l	Contact Listing Agent utility averages and information
Lot Size m/l	38.08 Acres Total	Property Taxes m/l	\$6,090.68 Total (w/ owner occupied exemption)

Notes

Room Dimensions—First Level...Laundry: 6'8"x13'3"; Half Bath: 5'6"x9'; Kitchen: 11'6"x12'; Breakfast Nook: 10'x11'6"; Living Room: 15'8"x17'2"; Office: 15'x17'9"; Foyer: 6'8"x12'7"; Dining Room: 11'6"x12'6"; **Second Floor...**Master Bedroom: 14'10"x19'3"; Master Bath: 9'x9'8"; Bedroom 2: 10'x11'6"; Bedroom 3: 11'6"x13'; Bath: 5'5"x7'3"; **Finished Basement...**Family Room: 30'x31'; Kitchenette: 9'x13'; Bedroom 4: 11'5"x12'; Bath: 8'4"x9'6"

Items Included—Refrigerator; Oven/Range/Stove; Dishwasher; All Tacked Down Carpeting; Smoke Detectors; Ceiling Fans; Existing Storm and Screens; Electronic Garage Door Opener; Central AC/Complete HVAC system; Light Fixtures, as they exist, EXCEPT owner is removing light fixture in Dining Room (will replace)

More Features...200-amp service on breakers (at house, 2 buildings w/ 100-amp boxes); 50-gal. gas water heater; 4 barns/outbuildings around the property measuring 40'x60', 30'x60', 30'x70', and 30'x70' respectively; ALSO, there is a detached garage measuring 30'x40' on the property

***SPECTACULAR, CUSTOM-BUILT COUNTRY HOME
WITH ACREAGE IN WHITE COUNTY!!!***

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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