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**2925 N. Stringtown Rd.  
 Olney, IL 62450**

**Asking Price: \$300,000**

### Information About Listing

<b>Year Built</b>	2007	<b>County</b>	Richland
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	13-20-400-016
<b>Square Footage m/l</b>	2,496 (above grade)	<b>School District</b>	Richland County CUSD #1
<b>Total Rooms</b>	8	<b>Heat</b>	Propane Forced Air
<b>Bedrooms</b>	5	<b>A/C</b>	Central
<b>Bathrooms</b>	2 Full	<b>Water</b>	Well
<b>Foundation</b>	Concrete Slab/Partial Basement	<b>Sewer</b>	Septic
<b>Garage</b>	Detached, 2-Car, 24'x24'	<b>Average Utilities m/l</b>	Elec.: \$200.00 (Norris); Propane: <i>Market Price</i>
<b>Lot Size m/l</b>	10+/- Acres Total	<b>Property Taxes m/l</b>	\$2,657.98 (at current assessment w/ owner occ. exemption ONLY)

### Notes

**Room Dimensions**—Entryway: 7'10"x9'9"; Kitchen: 11'x15'2"; Living Room: 20'8"x30'8"; Den/Office: 14'7"x19'7"; Master Bedroom: 10'10"x15'; Bathroom 1 (full): 7'5"x10'; Bedroom 2: 10'9"x11'2"; Bedroom 3: 10'2"x12'10"; Bedroom 4: 10'2"x11'7"; Bedroom 5: 9'x11'; Bathroom 2 (full): 7'10"x9'3"; Laundry: 7'7"x15'2"

**Items Included**—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment/Hardware; Ceiling Fans; All Planted Vegetation; AC/HVAC System and Components; Outdoor Shed (west); Light Fixtures, as they exist

**More Features...**200-amp electrical service on breakers; addition added in 2019; metal roof and siding; laminate, carpet, and linoleum flooring; large walk-in master closet; 40-gallon propane on-demand water heater; 9'6"x36' enclosed porch; 8'x48' covered porch; 10'x16' shed; 500-gallon propane tank; chicken coop; small horse barn

**Basement:** 960 square feet total; poured concrete floors; Quad-Lock walls; one fully finished room

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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