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858 CR 1800 N
West Salem, IL 62476

Asking Price: \$118,000

Information About Listing

Year Built	1927 (?)	County	Edwards
Type of Construction	1-Story, Frame	PIN	06-20-200-009
Square Footage m/l	1,116	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	5	Heat	Propane Forced Air
Bedrooms	2-3	A/C	Central
Bathrooms	1 (three-quarter)	Water	Rural, see notes
Foundation	Block Crawlspace (cellar)	Sewer	Septic
Garage	Detached, 30'x48'	Average Utilities m/l	Elec.: \$145.00 (Wayne-White); Propane: <i>Market Price</i>
Lot Size m/l	4.22 +/- Acres	Property Taxes m/l	\$795.77 (ESTIMATED w/ owner occ. exemption ONLY at curr. assessment)

Notes

Room Dimensions—Kitchen: 8'1"x12'10"; Living Room: 20'7"x11'8"; Family Room (possible bedroom 3): 25'4"x13'7"; Bedroom 1: 11'7"x12'2"; Bedroom 2: 10'2"x18'4"; Bathroom (three-quarter): 4'11"x9'; Laundry: 15'11"x7'6"

Items Included—Refrigerator; Range; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storms and Screens; Electric Garage Door Opener with 2 Transmitters; Central AC/Furnace/HVAC System and Components (2019); Light Fixtures, as they exist; 500-gallon propane tank (owned, conveys with property)

More Features...200-amp (?) electrical service on fuses; asphalt shingle roof (2012); vinyl replacement windows; handicap accessible, walk-in shower; 40-gallon gas (LP) "Richmond" water heater; 8'x10' covered front porch; 30'x48' detached garage/outbuilding w/ 2-8'x8' overhead doors, 11' wide sliding door, separate electric meter, and water run to the building (not inside); 42'x18' and 24'x11' sheds with horse stalls; semi-circle gravel drive; pasture area w/ electric fence; mature shade trees around the property and small finger of "woods" on south end

Additional Information...Property is on rural water system, but it has a shallow well or cistern (?) which is not used for drinking water.

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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