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**301 ILLINOIS ROUTE 15 (WEST)**  
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**563 CR 2925 E**

**Ellery, IL 62833**

**Asking Price: ~~\$230,000~~**

**Reduced: \$220,000**

### Information About Listing

<b>Year Built</b>	1980	<b>County</b>	Wayne
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	15-24-029-012
<b>Square Footage m/l</b>	2,048	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	7	<b>Heat</b>	Gas FA ("Carrier")
<b>Bedrooms</b>	4	<b>A/C</b>	Central ("Carrier")
<b>Bathrooms</b>	1 Full, 1 Three-Quarter	<b>Water</b>	Ellery Water
<b>Foundation</b>	Block Crawlspace	<b>Sewer</b>	Septic
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Elec.: \$155.25 (Wayne-White); Propane: <b>*market value*</b>
<b>Lot Size m/l</b>	6 +/- Acres	<b>Property Taxes m/l</b>	\$1,461.14 (w/ owner occ. ex. at current assessment)

### Notes

**Room Dimensions**—Kitchen w/ Dining Area: 19'7"x15'4"; Living Room: 19'8"x12'6"; Family Room: 11'8"x18'5"; Master Bedroom: 13'3"x11'1"; Bedroom 2: 9'x12'8"; Bathroom 1 (full): 8'1"x11'1"; Bedroom 3: 10'1"x11'5"; Bedroom 4: 10'x11'5"; Bathroom 2 (three-quarter): 4'11"x7'5"; Laundry Room: 12'7"x9'4"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware (except girls' bedroom); Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central AC/Furnace/HVAC System and Components; Water Softener; Whole-House Filter; Light Fixtures, as they exist; Fencing Around Pasture; Hog Waterers (north building)

**More Features**...200-amp electrical service on breakers; architectural shingle roof ('22); vinyl siding ('20) w/ some brick; dual pane, vinyl replacement windows; vinyl and ceramic tile flooring throughout; kitchen remodeled in 2018 including new cabinets, backsplash, concrete countertops and flooring; bathroom 2 added in 2018; lots of closets/storage throughout; 40-gallon "Richomnd" electric water heater; 8'x22' covered front porch; 16'x10' covered back porch with new concrete cap, railings, and roof ('23); 24'x40' barn with metal roof/siding, partial concrete floor, and water hydrant w/ shut-off valve; 32'x32' pole barn with metal roof/siding, concrete floor, and 7'x9' overhead door; small pond; fenced pasture; Persimmon trees; Frontier DSL internet available

**Additional Information**...dog kennel fencing and loose fencing/gates NOT included

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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