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**301 ILLINOIS ROUTE 15 (WEST)**

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**563 CR 2925 E**

**Ellery, IL 62833**

**Asking Price: ~~\$215,000~~**

**Reduced: \$205,000**

### 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: <i>*market value*</i>
<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 “Richmond” 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;

**Seller Notes:** To our knowledge, the well is not connected to the house. We don’t know if the well is still usable, or if a previous owner filled it and put the building over it. The north barn has a hydrant connected to Ellery Water. It has it’s own shut off, but it’s on the same meter as the house. It also has three water sources in the concrete set up for automatic animal waters. The north barn has water but no electric. The south barn has electric but no 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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