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COMMERCIAL PROPERTY

1913 Shady Ln.

Fairfield, IL 62837

Asking Price: \$164,000

Information About Listing

County	Wayne
PIN	12-32-045-010-00
Lot Size m/l	6.65 +/- Acres
Property Type	Commercial Buildings (former oilfield yard)
Property Taxes m/l	\$1,127.58 (no exemptions, at current assessment)
School District	Jasper District 112; Fairfield HS District 225
Water and Sewer	City, Private Septic (location???)
Utilities	Electric: Wayne-White; Propane

Notes

Building 1: 7,140 total sq. ft.; 42'x60' and 42'x64' shop areas; 42'x46' office area; 16'x20' lean-to on NE corner (not finished); concrete floor; electrical service (currently no meter); overhead doors; 16'x9' three-quarter shop bathroom w/ laundry; Rheem LP furnace; RUUD air conditioning unit; loft area; covered front porch; **Finished Office/Apartment—** 1,932 sq. ft. total; Main Office/Living Space: 16'x26'6"; Office 1: 16'x17'6"; Filing Room: 16'x18"; Office 2: 11'6"x16"; Three-quarter Bathroom: 9'x10'; Closet: 6'x9'

Building 2: 40'x44', 20'x44' lean-to; overhead door; concrete floor (including lean-to area); electrical service

Building 3: 20'x36'; 14' side walls; sliding door; concrete floor; electrical service

Additional Information... 10,100 sq. ft. TOTAL (all buildings); post-frame buildings; metal roof and siding on all buildings; 200 amp service (no meter) with phase shifter; oil field pipe racks; 500-gallon LP tank (owned); mounted propane heaters in shop; some frost-free hydrants; pond; currently zoned for commercial use

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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