



"See the difference **INTEGRITY** makes!"

301 ILLINOIS ROUTE 15 (WEST)
Albion, IL 62806 (618) 445-2267

Dustin Hawkins, Designated Managing Broker/Auctioneer
Mobile: (618) 302-0325 (License #471.000893/441.002027)

Rhonda Colyer (618) 445-1527
Lyndell Rice (618) 384-6563
Cory Ristvedt (618) 839-5999

Tina Wells (618) 599-0186
Cindy Hodgson (618) 384-8594
Morgan Quillen (618) 838-2806



10 +/- ACRE RURAL ESTATE

1336 CR 1750 E

Geff, IL 62842

Asking Price: ~~\$460,000~~

Reduced: \$425,000

Information About Listing

Year Built	2011	County	Wayne
Type of Construction	"2-Story," Frame	PIN	Part of 14-12-017-010
Square Footage m/l	3,721 (approximately)	School District	Geff District 14 (Fairfield HS 225)
Total Rooms	9	Heat	Geothermal, LP Forced Air (Coleman)
Bedrooms	5	A/C	Central (Geothermal)
Bathrooms	1 Full, 1 Three-quarter, 1 Half	Water	Well (rural water available nearby)
Foundation	Full, ICF Basement Walls, <i>see notes</i>	Sewer	Septic
Garage	Detached, <i>see notes</i>	Average Utilities m/l	Elec.: \$175.00 (Wayne-White); Propane: <i>*market value*</i> (Wayne-White)
Lot Size m/l	10 +/- Acres	Property Taxes m/l	\$7,363.86 (at current assessment w/ owner occ. exemption)

Notes

Room Dimensions—Kitchen: 21'7"x15'; Living Room: 21'7"x15'; Dining Room: 10'x14'8"; Bedroom 1: 14'1"x14'; Bathroom (Full): 8'2"x14'; Family Room/Summer Kitchen: 23'6"x35'11"; Bathroom 2 (half); **Upstairs**...Bedroom 2/Master: 21'6"x14'9" (Dormer: 7'4"x7'5"); Bedroom 3: 14'10"x12'; Bedroom 4: 9'11"x14'10" (Dormer: 7'4"x7'1"); Bedroom 5: 10'7"x14'10" (Dormer: 7'4"x7'1"); Bathroom 3 (Three-quarter): 7'7"x5'3"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Existing Storm & Screens; Electronic Garage Door Opener; AC/HVAC System and Components (Geothermal); Light Fixtures, as they exist; Wood Stove; Dehumidifiers (2); Dining Table; Kitchen Island

More Features...200-amp electrical service on breakers; architectural shingle roof; vinyl siding; oak cabinets, trim and wainscoting throughout; oak hardwood flooring and carpet throughout; 50-gallon "Rheem Performance" LP water heater; 12'x10' concrete covered front porch; 12'x36' wooden side deck; partially fenced yard; lots of mature shade trees; fruit trees including apple, peach, apricot, plum and pear; 150' drilled well w/ new pump and wellhead; elevated slab foundation under family room/summer kitchen

Buildings—**Horse Barn**: 40'x80' post frame construction barn w/ attached 36'x30' garage, 2 overhead doors, concrete floor, 14'x80' loft area, steel roof and siding, multiple horse stalls, no electricity; **Detached Garage/Shop**: 24'x40' post frame building, steel roof and siding, 8' deep semi wrap around covered porch w/ concrete floor, overhead door, 12' sidewalls

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

integritylistings.net • integrityauctions.net • facebook.com/integritysells