

Sale Name: Home & Improvements on 34 +/- Acres in Montgomery County, IL
LOT 1 - Home & Improvements on 34 +/- Acres in Montgomery County, Illinois



Description

3BR 2BA Octagonal 1256sf Home Built in 1984 w/ 2-Car Detached Garage on 34 +/- Acres

Exterior Cedar/Redwood Siding from California

11.5' X 16' Covered Entrance Deck

- **Basement:** 15' X 38' X 6' H; Concrete Floor; 50% Unfinished included Geothermal System, Hot Water Boiler; 200 amp Electrical Panel; 50% Crawlspace; Geothermal Air Handler in Center of the House
- **Living/ Dining Room:** 18' X 37' Hardwood Flooring, Cedar Walls and Beamed Ceiling; Ceiling Fan
- **Kitchen** includes Black Whirlpool Gas Oven, Black Whirlpool Dishwasher and Black Whirlpool Microwave. Wood Cabinets, Tile Countertops, Linoleum Flooring and Formica Top on 3' X 7' Island; Large Wood Deck off of Kitchen
- **Bedroom 1:** 10' X 11' Built-in bookshelf, No closet, Carpet Flooring
- **Bedroom 2:** 12.5' X 11' Closet 2' X 6' Carpet Flooring
- **Bedroom 3 with En Suite Bathroom:** 15' X 10.5' Closet, Ceiling Fan, Carpet Flooring; 6' X 8' En Suite Bathroom: Vanity, Stool and Tiled Walk-in 40" X 48" Shower
- **Utility Closet:** 7' X 3.5'
- **Bathroom:** 7' X 5' has Shower, Toilet and 19" Vanity

Detached 2-Car Garage and Bonus Room has LP Heat and Air Conditioning and Separate 100 amp Electric Panel

- 2-Car 1224sf Detached 19.5' X 32' Garage with Wood Stove has Genie Garage Door Openers and 4' X 20' side entrance deck/door.
- Attached 20' X 23' Bonus Room/ Family Room has Ceiling Fan and Carpet Flooring
- Includes 6.5' X 7' Bathroom;
- 5.5' X 8' Laundry Room which includes Janitor sink, Whirlpool Washer and Dryer.

Improvements:

- 28' X 45' Pole Shed has 12' X 12' Slider Doors and Walk-In Door Built in 2005. Power Only; Dirt/Rock Floor.
- 16' X 64' Older Open Front Metal Shed Built in 1970 with Mono-Slope Roof; Dirt Floor

500 Gallon Propane Tank

Rustic Setting Near Town

Power Provider-MJM; Carlinville, IL

CRP Income

Rural Water-EJ Water
Hunting Opportunity

Recreational Woodland-

CRP Contract expires 9/2033

Creek and Pond

4.6 Acres @ \$300 = \$1,380
Kennel

Exterior Wire-Panel Dog

CP22 Contract expires 9/ 2028

Real Estate Taxes \$2,408.84

3.8 Acres @ \$424.24 = \$1,612.11
16-26-300-014

Parcel #16-27-400-013 and

1.3 Acres @ \$424.24= \$551.51

Seller: Rick Matthews

Quantity: 1



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