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COUNTRY HOME ON 20 +/- ACRES!!!

48 CR 475 E

Grayville, IL 62844

Asking Price: \$205,000

Information About Listing

Year Built	1983	County	Edwards
Type of Construction	1-Story (Frame)	PIN	03-1-307-07 (homesite, 2 acres); 03-1-307-10 (18 acres)
Square Footage m/l	1,440	School District	SEE NOTES
Total Rooms	9	Heat	LP Forced-Air (Carrier, HE, age unknown)
Bedrooms	2-3	A/C	Central (Carrier, age unknown)
Bathrooms	1 Full	Water	Ellery Rural Water
Foundation	Full Basement (Poured, Walkout)	Sewer	Septic
Garage	n/a	Average Utilities m/l	Electric: (Wayne-White); LP (Tank Owned)***
Lot Size m/l	20 +/- Acres (see notes)	Property Taxes m/l	\$1,647.06 (homesite, 2 ac.); \$30.14 (18 acres)

Notes

Room Dimensions—Great Room/Dining Room: 11'10"x11'10"; Kitchen: 11'8"x11'; Living Room: 20'x15'6"; Full Bath: 8'2"x7'11"; Master Bedroom: 14'8"x11'8"; Bedroom 2: 12'6"x11'8"; **Basement:** Family Room: 13'4"x15'7"; Potential 3rd Bedroom: 11'10"x12'; Laundry Room: 7'9"x8'7"; Utility Room: 14'8"x13'8"; Extra Room: 12'2"x13'4"

Items Included—Refrigerator; Oven/Stove; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Water Softener; Outdoor Shed; Light Fixtures, as they exist

More Features...200-amp breaker box; 40-gallon LP water heater (installed 2003); 500-gallon LP tank (owned); medium oak cabinets/marble tile countertops; attic fan; metal roof app. 5 y/o; vinyl siding app. 18 y/o; original aluminum windows; 28'x45' pole barn; 3 grain bins (1-4,000 bushel, 2-2,500 bushel); small pond near middle of property; **SCHOOL DISTRICT:** previous residents attended Edwards County Schools, but nearly all families on the east side of the road attend Grayville Schools

PLEASE NOTE: These two parcels are deeded separately, and they can be purchased separately. However, the house must sell first...Homesite and other improvements w/ 2 +/- acres; 18 +/- acres is composed of 4 +/- acres tillable and 14 +/- acres timber/woods/recreation...SEE LISTING AGENT FOR SEPARATE PRICING!!!

***Accurate utility averages were not available due to extended periods of vacancy.

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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