



Detached Single MLS #: **10419409** List Price: **\$159,000**
 Status: ACTV List Date: **06/17/2019** Orig List Price: **\$159,000**
 Area: **1336** List Dt Rec: **06/17/2019** Sold Price:
 Address: **2600 Evans Rd , Magnolia, IL 61336**
 Directions: **At Wenona JH, go 4 miles W to Judd Creek Road, Right (N) 2 miles, left (W) .25 mile, house on right**
 Sold by:
 Closed:
 Off Market:
 Year Built: **1930**
 Dimensions: **5 ACRES**
 Ownership: **Fee Simple**
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Lst. Mkt. Time: **15**
 Concessions:
 Contingency:
 Curr. Leased:
 Subdivision: **Not Applicable** Model:
 Corp Limits: **Unincorporated** Township: **Evans** County: **Marshall**
 Coordinates:
 Rooms: **5** Bathrooms **1 / 0** # Fireplaces:
 (full/half): Parking: **Garage**
 Bedrooms: **3** Master Bath: **None** # Spaces: **Gar:4**
 Basement: **Partial** Bsmnt. Bath: **No** Parking Incl. **Yes**
 In Price:

Mobility Score: **38 - Minimal Mobility. ?**

Remarks: **BEAUTIFUL 5 acre setting with this country home! Take a look at this 2-3 bedroom home with one, recently updated bathroom. The interior is highlighted by an eat-in kitchen and an attractive 20' x 24' room that has been used as either a master bedroom or a family room. Several recent interior improvements include new forced air furnace/central air and water heater in 2018. You'll spend plenty of time outside with the acreage that is improved by several mature trees and is home to many types of wildlife. The outbuildings include a garage/workshop (24' x 40') that is heated & cooled and has garage doors on each end, frame building (30' x 44'), finished building (10' x 24') that can be used for a variety of purposes and a covered shelter (20' x 66') that has both electric & water access. Enjoy the back deck as you gaze out to the peaceful, rolling acreage (3.5 acres of pasture). This won't last long! Take a Look!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Fieldcrest (6)	Amount: \$0	Amount: \$1,712.82	Waterfront: No
Junior High: Fieldcrest Jr High (6)	Frequency: Not Applicable	PIN: 07081000100	Appx SF: 1605**
High School: Fieldcrest (6)	Special Assessments: No	Mult PINs:	SF Source: Assessor
	Special Service Area: No	Tax Year: 2018	Bldg. Assess. SF:
	Master Association: No	Tax Exmps:	Acresage:

Square Footage Comments:

Level Square Footage Details: **Upper Sq Ft: 352, Main Sq Ft: 1488, Above Grade Total Sq Ft: 1840, Unfinished Basement Sq Ft: 1085, Total Basement Sq Ft: 1085, Aprox. Total Finished Sq Ft: 1840, Total Finished/Unfinished Sq Ft: 2925

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X24	Main Level	Wood Laminate		Master Bedroom	20X24	Main Level		
Dining Room		Not Applicable			2nd Bedroom	10X16	Main Level	Carpet	
Kitchen	12X18	Main Level	Vinyl		3rd Bedroom	13X16	2nd Level	Vinyl	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: 81-90 Years, Rehab in 2018	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: 1.5 Story	Additional Rooms: No additional rooms	Sewer: Septic-Private
Style: Farmhouse	Garage Ownership: Owned	Water: Well-Private
Exterior: Vinyl Siding	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Detached	General Info: School Bus Service
Heating: Propane	Garage Details: Heated, 7 Foot or more high garage door	Amenities:
Kitchen:	Parking Ownership:	Asmt Incl: None
Appliances:	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Discl:
Attic:	Driveway: Gravel	Green Rating Source:
Basement Details: Unfinished	Foundation:	Green Feats:
Bath Amn:	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location:	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural: Yes
Equipment:	Lot Size: 5.0-5.99 Acres	Vacant: Yes
Other Structures: Outbuilding, Shed(s)	Lot Desc: Horses Allowed	Relist:
Gas Supplier: Propane		Zero Lot Line: No
Electric Supplier: Commonwealth Edison		

Broker Private Remarks:

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Broker Notices:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box: (Located at None)
Coop Comp: 3% (on Net SP)	Addl. Sales Info.: None	Special Comp Info: None
Showing Inst: The door code on the kitchen door, off of the deck, is 2525	Cont. to Show?:	Expiration Date: 10/31/2019

Mgmt. Co:

Contact Name:

Phone:

Owner: **Owner of Record**

Ph #:

Broker Owned/Interest: **No**

Broker: **Meyer-jochums Agency (97139) / (309) 208-0728**

List Broker: **Craig Meyer (970447) / (309) 208-0728 / cmeyer@meyerjochums.com**

CoList Broker:

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10419409

Prepared By: Craig Meyer | Meyer-jochums Agency | Office: (309) 208-0728 | Email: cmeyer@meyerjochums.com