



116 S DOUGLAS ST., P.O. BOX 8578  
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[www.weberir.com](http://www.weberir.com)

## WEBER REALTY

### Showing Instructions:

Please call Amy for showings. **Pre-approved buyers only.**

<b>Property Type</b>	Farmette	
	<b>Bedroom</b>	<b>Bath</b>
<b>1st Floor</b>	3	2
<b>2nd Floor</b>	1	
<b>Basement</b>	None	
<b>Foundation</b>	Block	
<b>Exterior</b>	Vinyl	
<b>Porch</b>	Front stoop	
<b>Roof</b>	Shingle 2017	
<b>Garage</b>	None	
<b>Size of Lot</b>	220'x220' m/l	
<b>Heat</b>	Propane tank leased	
<b>Air Cond.</b>	Central	
<b>Water Heater</b>	40 gal elect	
<b>Approximate Age</b>	Unknown	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Oblong	
<b>Water</b>	Hardinville	
<b>Sewer</b>	City, newer aerator	
<b>Taxes Pd. 2020</b>	1578.28 (0 exemp)	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	04-3-18-000-007-003	



<b>Property Address:</b>	2025 E 750th Ave., Oblong, IL 62449
<b>Owner:</b>	Samuel Ballard
<b>Listing Price:</b>	\$112,500.00
<b>Listed by:</b>	Amy Stone

**Remarks:** Nicely remodeled farmette features a large kitchen and lots of storage. Located just south of Oblong on a large corner lot. Country living at its finest.

<b>Entry:</b>	Foyer with stairway to second floor
<b>Living/Dining</b>	22'x15'3" Laminated floor, paint, ceiling fans w/fixtures
<b>Kitchen</b>	15'4"x12'10" Laminated floor, paint, decorative tiled backsplash, <b>all appliances remain</b>
<b>E Bedroom</b>	11'5"x14'8" Laminated floor, paint, closet
<b>Middle Bedroom:</b>	11'6"x8'7" Laminated floor, paint, closet
<b>Master Bedroom:</b>	12'8"x8'10" Carpet, paint, storage area
<b>Master Bath:</b>	Vinyl, tub/shower combo, sink, stool
<b>Bathroom:</b>	Vinyl, corner shower, sink, toilet
<b>Laundry Room:</b>	8'x7'2" Linoleum, paint, utility sink, cabinets, <b>washer &amp; dryer remain</b>
<b>Room #1</b>	19'x12' Hardwood floor, built in cabinets
<b>Room #2</b>	12'7"x8'10" Carpet, ceiling fan, painted paneling
<b>Room:#3</b>	4'9x6'8" Hardwood, window
<b>Room #4</b>	5'5"x7' Hardwood, window
<b>Metal yard barn</b>	10'x20' double door w/floor & entrance ramps

R2.7

All information is believed correct, but not guaranteed.

