



WEBER REALTY

116 S DOUGLAS ST., P.O. BOX 8578

ROBINSON, IL 62454

BUS: (618)544-3156

FAX: (618)546-5296

www.weberir.com

Showing Instructions:

Vacant; Call for an appointment (618)-562-7355 or (618)-544-3156.

Property Type Rural Residential

	Bedroom	Bath
1st Floor		3/4
2nd Floor	3	1
Basement	Crawl	
Foundation	Concrete block	
Exterior	Vinyl	
Porch	Covered	
Roof	Metal	
Garage	Attached 1 car	
Size of Lot	2.24 AC M/L	
Heat	L.P. gas FA (2 years)	
Air Cond.	Yes	
Water Heater	L.P.	
Approximate Age	Old	
Termite Policy	None	
School Dist.	Oblong	
Water	E-J Water Co.	
Sewer	Septic	
Taxes Pd. 2022	\$1,535.94 (breakout 2 exempt)	
Key	Lockbox	
Tax I.D. Part of	01-1-17-000-003-000	



Property Address: 19359 N 325th St, Annapolis

Owner: Janice Brown

Listing Price: \$225,000.00

Listed by: Bob Crocker (618)-562-7355

Remarks: Nicely maintained old farmhouse. Replacement windows, 2 year old furnace, CA is older. Insulated walls & attic. 1,000 gallon L.P. tank owned by seller. Back-up generator. Lots of flower beds awaiting green thumb. Old livestock barn with metal roof & sidewalls.

Living Room	31'x15'6"	Hardwood, built-in shelving & cabinets, ceiling fan
Dining Room	14'x16'	Hardwood
Kitchen	10'x13'	Granite, backsplash, stove
Bed/Office	12'8"x9'	Carpet, closet
Bath		Tile, shower
Laundry		W/D hookup
Upstairs		
NE Bed	12'x14'	Carpet, closet, painted paneling
Bath		Linoleum, large tub, closet, attached to NE bedroom
S Bed	12'x15'5"	Carpet, closet, painted paneling
NW Bed	16'2"x15'	Carpet, closet, painted paneling



Directions: 4.5 miles West of Annapolis on 2000th Ave. Thence South on 375th to first house on East side of road.