



121 W. WALNUT ST., P.O. BOX 8578
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WEBER INSURANCE & REALTY BROKERS, INC.

Showing Instructions:

Property Type	Residential	
	Bedrooms	Bath
1st Floor	3	2
2nd Floor	None	
Basement	None	
Foundation	Block	
Exterior	Vinyl	
Porch	Frnt stoop	
Roof	Metal 10 yrs old	
Garage	car port/pole barn	
Size of Lot	23 acres m/l	
Heat	Gas FA	
Air Cond.	Central Air	
Water Heater	Elect 40 gallon	
Approximate Age	1995	
Termite Policy	None	
School Dist.	Hutsonville	
Water	Public	
Sewer	Septic	
Taxes Pd. 2024	713.16 See County Assessor	
Tax I.D.	02-1-28-000-005-001	



Key	Lockbox	Owner:	Rodney J Briggs
		Listing Price:	\$385,000.00
		Listed by:	Amy Stone 618-553-5020

REMARKS: Country living at its best!!! This listing is located on the Bunker Hill Rd, 23 acres with a beautiful pond, 2400 sq ft pole barn, and a 3 bedroom, 2 bath modular with a newly remodeled kitchen & whole house generator. Don't miss out, this listing won't last long.

Mud Room:	13'x13'6"	Concrete floor, paneling, closet, wall heater, freezer remains
Laundry Room:	7'10"x5'11"	Plank flooring, wallpaper, washer/dryer & fridge remain
Kitchen:	13'x16'10"	Plank flooring, new appliances remain, new island remains , painted cabinets, pantry
Living Room:	18'4"x13'	Carpet, bay window, paint, ceiling fan
NW Bedroom:	11'6"x13'	Carpet, closet, paint
SW Bedroom:	10'9"x10'2"	Carpet, paint, closet
Full Bath:		Plank flooring, tub/shower, stool, sink, storage cabinet
Master Bedroom	13'x13'6"	Carpet, paint, walk-in closet
Master Bath:		Carpet, stool, garden tub, shower, sink, storage cabinet
Pole Barn	50'x48'	Concrete floor, tac room, office, heat & electric
Carport:	18'x54'	Metal used for Camper storage
Block shed	28'x28'	

Propane tanks 1 is owned and 1 is leased



R 2.7

All information believed correct, but not guaranteed.

