

**Gene Lower Real Estate**

102 E. Main St, Moweaqua, IL  
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5 acres included with this 3 bedroom home with a walk out full basement. Open concept with kitchen living, and dining area. 2 and 1/2 bathrooms, basement has the 1/2 one. All electric home. Approximately 1,456 sq. ft. and a 2 car+ attached garage. Basement is of poured concrete. Heat type is Geo Thermal. It has a septic tank. This home was built in 2007. Nice barn and metal shed. The 5 acres is mostly open. There are 39.20 acres remaining (timber & great for hunting) that the buyer can additionally purchase if desired at \$2,500/acre. Please give Broker Glen Jordan a call at (217)-827-2599

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**Approximate Room Sizes**

<b>Living Room</b>	Open Concept 24' x 21'5" Includes living area, dining area, & kitchen
<b>Bedroom #1</b>	15'2 x 15' with 6' x 9'.1" walk in closet
<b>Bedroom #2</b>	9' x 10'.7"
<b>Bedroom #3</b>	9'.9" x 11'
<b>Bathroom #1</b>	Master 9' x 9'.2"
<b>Bathroom #2</b>	6' x 10'.2"
<b>Bathroom #3</b>	Basement 4'.4" x 6'.1"
<b>Basement</b>	1,456 sq. ft.
<b>Outbuildings</b>	Barn Approx. 1944 sq.ft.
<b>Other</b>	Metal Shed 36' 58' approximately (2088 sq. ft.)



**Property Information**

<b>Price</b>	\$249,900.00
<b>Listing Agent</b>	Glen Jordan (217-827-2599)
<b>Property Status</b>	SOLD
<b>Construction</b>	Frame
<b>No. of Stories</b>	1 (Ranch)
<b>Appx. Age</b>	Built in 2007
<b>Condition</b>	Good
<b>Appx. Land Size</b>	5 acres (+ or-)
<b>Appx. Wiring Age</b>	2007
<b>Appx. Square Feet</b>	1,456
<b>Appx. Roof Age</b>	2007
<b>Agent Owned?</b>	No
<b>County</b>	Shelby
<b>School District</b>	Shelbyville Schools
<b>Appx. Taxes</b>	\$3,200.00
<b>Property Type</b>	Residential
<b>City Water/Well</b>	City
<b>Natural/Propane Gas</b>	n/a
<b>Heat Type</b>	Geo Thermal
<b>Appx. Furnace Age</b>	2007
<b>Central Air</b>	2007
<b>Appx. Monthly Utils</b>	\$150-175
<b>Miscellaneous:</b>	Buyer can purchase extra timbered acreage if they desire.

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