

**Gene Lower Real Estate**

102 E. Main St, Moweaqua, IL  
 217-768-4455 | lower@frontiernet.net

REDUCED to \$119,900.00. Nice 2 bedroom home situated on a 142' x 160' lot (.53 acres). This home has a nice open concept. There are 1 & 1/2 bathrooms, nice all season room, 2 bedrooms, 2 car attached garage and a 25' x 31' detached garage. The detached garage has a workshop area that was added in. You can take the workshop out if you want. Nice large backyard with a very nice large deck. There is also an old shed in the back. Please call Gene for a showing at (217)-768-4455

This information herein is believed to be accurate but is not guaranteed or warranted in any way. We assume no liability for errors. Buyer should verify all information and school districts. The use of the data on this website is for consumer's personal, non-commercial use and may not be used for any purpose other than to identify prospective properties that consumers may be interested in purchasing.

**Approximate Room Sizes**

<b>Living Room</b>	16'.3" x 19'6"
<b>Kitchen</b>	9'8" x 19'8"
<b>Utility Room</b>	9'4" x 11'7"
<b>Bedroom #1</b>	11' x 14'5"
<b>Bedroom #2</b>	10'10" x 13'8"
<b>Bathroom #1</b>	8'5" x 10'6"
<b>Bathroom #2</b>	4'11" x 5'5"
<b>Garage</b>	Attached 22' x 22' - Detached 25' x 31'
<b>Other</b>	All season room 14' x 20'



**Property Information**

<b>Price</b>	REDUCED TO \$119,900.00
<b>Listing Agent</b>	Gene Lower (217-768-4455)
<b>Property Status</b>	REDUCED
<b>Construction</b>	Frame
<b>No. of Stories</b>	1 (ranch)
<b>Appx. Age</b>	Built in 1999
<b>Condition</b>	Good
<b>Appx. Land Size</b>	142' x 160' (.52 acres)
<b>Appx. Wiring Age</b>	19
<b>Appx. Square Feet</b>	1500
<b>Appx. Roof Age</b>	19
<b>Agent Owned?</b>	No
<b>County</b>	Shelby
<b>School District</b>	Central A&M
<b>Appx. Taxes</b>	\$2,171.90 (2018) 3 exemptions
<b>Property Type</b>	Residential
<b>City Water/Well</b>	Well
<b>Natural/Propane Gas</b>	Propane
<b>Heat Type</b>	Forced air
<b>Appx. Furnace Age</b>	19
<b>Central Air</b>	19
<b>Fireplace</b>	Wood burning stove

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