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|--------------------------------|----------|--|-------------------------|----------|
| Ryan Miller Managing Broker | 454-0599 | DeSollar & Wessler Bros. Agency LLC | Connie Martin | 320-2925 |
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| www.desollaragency.com | | Toll Free: 1-800-933-9752 | mail@desollaragency.com | |

- Gorgeous, COUNTRY Setting!!!!
- 14 + Acres
- Beautiful Stocked Pond
- Triopia School District
- Enormous 40 x 13 Deck Over Pond
- Finished Walk-Out Basement
- 40 x 13 Patio
- Heated, Cooled Shed w/ Bar
- 3/4 Acres Mowing



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|----------------|-------------------------|----------------------|--------------|------------|-------------|-----------------|--------------|
| Littleton | 1733 Literberry Triopia | Residential | 6 | 2 | 2 | Jacksonville | \$244,000 |
| Listing | Address | Type Property | Rooms | Bed | Bath | Location | Price |

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|--------------|-----------------|---|-----------------|----------------|---------------------------|
| Construction | Frame | X | Refrigerator | Approx Sq ft. | 2,100 |
| Condition | Good | | Dishwasher | Hall | |
| Fuel Bill | \$100-\$140 avg | | Disposal | Living room | 26 x 17 |
| Possession | Immediate | X | Stove | Dining room | |
| Zoning | Residential | C | Air Conditioner | Kitchen | 13 x 11 |
| Electrical | 200 | | Attic Fan | Family room | |
| Lot Size | 14.37 acres | X | Fireplace | Bath | 8 x 7 |
| Tax | \$2,600 | X | Insulation | Bath2 | 9 x 7 |
| High School | Triopia | | School bus | Bedroom (up) | 16 x 13 |
| Grade School | Triopia | X | City Water | Bedroom (down) | 14 x 12 |
| Type Heat | GFA | X | Propane | Bedroom | |
| Type Windows | Double Pane | | Storm Sewer | Bedroom | |
| Type Roofing | Asphalt 2016 | | Sanitary Sewer | Utility room | 9 x 7 |
| Water Heater | Gas 2015 | X | Septic Tank | Garage | Heated, Cooled, Insulated |
| | | X | Carport | Basement | Full, Finished |
| | | | Paved Drive | Fenced Yard | |
| | | | | | |

The listing broker does not guarantee the information describing this property. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. Property may be subject to zoning ordinances. Prospective purchasers are responsible for confirming that their proposed use of the property complies with local, city or county zoning ordinances. The Zoning Administrator for the City of Beardstown may be contacted at 323-3110.