

ResidentialProperty Status: Sold 10322 N 2315 East Rd Fairbury IL 61739 List Price: \$290,000 MLS: 103360



Photos Docs Maps

**Contact Information**  
 Listing Office: Fehr Real Estate Co-Office:  
 Listing Agent: Ryan Steidinger Co-Agent:  
 Office Phone: (815)692-2334x Co-Office Phone:  
 Agent Phone: (815)692-2334 Co-Agent Phone:  
 Office Fax: (815)692-8226x Co-Office Fax:  
 Agent Email: ryan@fehrr realestate.net Co-Agent Email:  
 Owner: Stephens Owner Phone #:

**Agent Information**  
 Tax ID: 22-22-25-300-008 Internet Display: Yes  
 Compensation: 2.5 Address Display:  
 Tax Year: 2007 Allow AVM: No  
 Taxes: \$6,535 Allow Blogging: No  
 Excl Agency: Yes DOM: 57

**Public Remarks:**  
 Your dream home on 5.99 acres just two miles from Fairbury! Great room with fireplace open to kitchen and dining rooms. An abundance of storage including a huge pantry. Sunroom accessible from the great room and master bedroom. Main floor laundry, full basement. Wood deck with hot tub. 30'x60' heated utility shed with half bath.

**Listing Information**  
 Other City: Rooms: 4  
 County: Livingston Bedrooms: 3  
 Area: 13 Baths Total: 3.00  
 Lot Size: 5.99 acres Baths Full: 3  
 Acres-Total: 5.99 Baths - No Tub:  
 School District: Prairie Central Baths Partial: 0  
 High School: Prairie Central HS Yr Built: 2001  
 Elem School: Westview GS Det Dwelling: Yes  
 Middle School: Prairie Central JH Levels No.: 1  
 Prop Type: Existing Fireplace #: 1  
 Driveway Type: Concrete, Gravel Condo Fee \$:  
 Tax Exemption: None Fee Per:  
 Water: Well Waterfront: Creek  
 Style: Ranch Zoning: Agricultural  
 Exterior: Vinyl Sewer: Septic  
 Heat: Propane Water Heater: Gas  
 Cooling: Central Elec Supplier: Ameren  
 Garage: 2 Car, Attached, Opener List Date: 02/02/2009  
 Basement: Full  
 Appliances: Dishwasher, Disposal, Dryer, Range, Range Hood, Washer, Water Softener-Own

Room Name	Lvl	Dimensions	Flooring	W.T.
Dining Room	1	13'6 x 8'6	Hardwood	No
Master Bedroom	1	15' x 16'	Carpet	No
Bedroom 1	1	11' x 13'5	Carpet	No
Bedroom 2	1	11'5 x 12'5	Carpet	No
Great Room	1	20' x 28'	Carpet/Wood	No
Laundry Room	1	18' x 9'	Vinyl	No
Sun/Florida Rm	1	28'6 x 10'	Tile	No

SF Lv1AbvGr: 1,983 SF FinBelGr:  
 SF Lv2AbvGr: SF UnFinBelGr: 1,983  
 SF Lv3AbvGr: Tot SF Apx BelGr: 1,983  
 Tot SF Apx AbvGr: 1,983 Tot SF Apx Fin/Unfin:  
 Var Rate Com: No Short Sale:  
 Agent Owned: No BLT Prior to 78: No  
 Lock Box: Key at Listing Off Flood Plain:  
 Possession: At Close Foreclosure:  
 Contingencies:  
 Virtual Tour URL:

**Legal Description:** S25 T27 R6 5.99 acres Pt Lot 9 Beg 1920 N & 280.5 E SW Cor SE 408.22 NE 286.83 NE 285.63 NE 165.79 N 225.6 W 816.15 to POB Pope  
**Features:** Cathedral Ceiling, Ceiling Fans, Deck, Fireplace GasStarter, Fireplace Wood, Hardwood Floors, Hot Tub, Outbuildings, Satellite Dish

Office Instruct: None  
 Showing Instruct: Call Listing Realtor  
 Directions: Seventh Street North to 1000 North Road, 2315 East - 1/2 mile north  
 Private Remarks: None

**Selling Information**  
 Selling Price: \$272,500 Closing Date: 03/30/2009 Sold Financing: Conventional Buyers Name:  
 Selling Office: Fehr Real Estate Phone: (815)692-2334 Co-Sell Office:  
 Selling Agent: Ryan Steidinger Phone: (815)692-2334 Co-Sell Agent:  
 Sellers Adj:

