



[Photos](#) [Docs](#) [Maps](#)

Contact Information		
Listing Office:	Sancken Sole Realty	Co-Office:
Listing Agent:	William Sole	Co-Agent:
Office Phone:	(815)844-4104	Co-Office Phone:
Agent Phone:	(815)252-8456	Co-Agent Phone:
Office Fax:	(815)842-3486	Co-Office Fax:
Agent Email:	billsole@sanckensolere	Co-Agent Email:
Owner:	OWNER OF RECORD	Owner Phone #:

Agent Information		
Tax ID:	040423400003	Internet Display: Yes
Compensation:	2%	Address Display: Yes
Tax Year:	2012	Allow AVM: Yes
Taxes:	\$1,356	Allow Blogging: No
Excl Agency:	Yes	DOM: 139

Public Remarks:
 SOLD AS-IS, 2 BDRM, 2 BATH (MASTER BATH READY TO FINISH BY NEW OWNER), 5 ACRE COUNTRY HOME. OWNER IS MOVING, LEAVING A LOT OF MATERIAL FOR BUYER TO PUT FINAL TOUCHES ON THIS HOUSE. ROOF/SIDING/WINDOWS, '09. FURNACE 10 YEARS, AC '08, 200 AMP ELECTRIC UPGRADE. KITCHEN WITH CATHEDRAL CABINETS. 25X30 3 CAR DETACHED MORTON BUILDING W/2 REMOTES W/100 AMP ELECTRIC SERVICE, 30X35 CORN CRIB. 2 OUTSIDE WATER SPICKETS FOR POSSIBLE FUTURE PASTURES, HORSES/CATTLE/SHEEP WELCOME. ZONED AGRICULTURE

Listing Information	
Other City:	Rooms: 4
County: Livingston	Bedrooms: 2
Area: 08	Baths Total: 2.00
Lot Size: 5 Acres	Baths Full: 2
Acres-Total: 5.00	Baths - No Tub:
School District: Pontiac	Baths Partial:
High School: Pontiac Twp HS	Yr Built: 1910
Elem School: Odell GS	Det Dwelling: Yes
Middle School:	Levels No.: 1
Prop Type: Farm - less than 10 Acres	Fireplace #:
Driveway Type: Gravel	Condo Fee \$:
Tax Exemption: Limited Homestead	Fee Per:
Water: Well	Waterfront:
Style: 1 Story	Zoning: Agricultural
Exterior: Vinyl	Sewer: Septic
Heat: Propane	Water Heater: Electric
Cooling: Central	Elec Supplier:
Garage: Detached, 3 Car	List Date: 08/03/2013
Basement: Partial	
Appliances: Dishwasher, Range, Refrigerator	

Room Name	Lvl	Dimensions	Flooring	W.T.
Living Room	1	12X15	Carpet	
Master Bedroom	1	12X12	Carpet	
Bedroom 1	1	12X15	Carpet	
Kitch/Din Comb	1	15X22	Wood	
Bathroom	1	6X8	Vinyl	
Bathroom	1	8X18 MSTR	Wood	
Laundry Room	1	12X15 MUDRM	Wood	

SF Lv1AbvGr:	1,245	SF FinBelGr:	
SF Lv2AbvGr:		SF UnFinBelGr:	
SF Lv3AbvGr:		Tot SFApx BelGr:	600
Tot SFApx AbvGr:	1,245	Tot SFApx Fin/Unfin:	1,845
Var Rate Com:	No	Short Sale:	No
Agent Owned:	No	BLT Prior to 78:	No
Lock Box:	Combination Box	Flood Plain:	No
Possession:	At Close	Foreclosure:	No
Contingencies:			
Virtual Tour URL:			

Legal Description: 04 23 400 003 S23 T30 R6 5.00 ACRES BEG SE COR SE COR SE N878.45' POB W467.1' N466.7' E467.1 S466.7
Features: Carbon Monoxide Detectors, Deck, Hardwood Floors, Outbuildings, Smoke Alarm, TV Antenna, Walk-in Closet

Office Instruct: SHOWING AGENTS TO EMAIL REQUEST TO SHOW
Showing Instruct: EMAIL REQUEST TO SHOW TO LISTING AGENT, LOCKBOX ON SIDE DOOR, USE CAUTION ENTERING BASEMENT
Directions: I-55 TO EXIT 217 MILE MARKER, GO WEST ON ROUTE 17 TO 2100 N, TURN LEFT, TO 2900 E, TURN LEFT ON 2300 N RD, HOME O
Private Remarks: USE CAUTION ENTERING BASEMENT, SHORT NOTICES OK, PROPANE TANK IS RENTED FROM DIBBLE, MONTHLY BUDGET ON P

Selling Information			
Selling Price: \$116,000	Closing Date: 12/19/2013	Sold Financing: Cash	Buyers Name:
Selling Office: Sancken Sole Realty	Phone: (815)844-4104	Co-Sell Office:	
Selling Agent: William Sole	Phone: (815)252-8456	Co-Sell Agent:	
Sellers Adj:			

