

Customer w/Gallery

Residential
6175246 Active[7475 E US Hwy 40](#)
Altamont, IL 62411

L\$230,000



County:	Effingham	Year Built:	2010
Subdivision:	No		
Lake/ Name:	No		
School:	Altamont Dist. 10	Zoning:	AGR
Elem School:		Taxes/ Yr:	\$582.00/ 2016
Middle School:		Tax Exemption:	None
High School:			
Acres Apx:	26.00	Tax ID:	0406005016
CFD Available:	No	Apx Lot Dim:	
Lot SF:	1132560	Radon Disc:	Yes
Water:	Rural	Lead Paint Disc:	No
Sewer:	Septic	Seller Disc:	Yes
REO:	No	Covenants/Restrict:	
HOA/COA:	No	Annual Dues:	
Monthly Dues:		Quarterly Dues:	

Style:
Bedrooms: 1
Baths Total: 1
Master on Main: Yes
Fireplace: 0
SF Provided By: Courthouse
Total Fin. SF Area Apx: 780
Total Fin SF Abv Grade Apx: 780
Main SF Apx: 780
Upper 1 SF Apx:
Upper 2 SF Apx:
Lower SF Apx:
Bsmt SF Apx:
Bsmt Fin SF Apx:
Bsmt UFin SF Apx:

Story: 1 Story
Rooms:
Master Bath: Yes
Laundry on Main: No

ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING
Great Room	Main	26 x 21'6"	Laminate
Bedroom 1	Main	16 x 12	Laminate
Bath 1	Main	Lavatory, Shower, Toilet	Laminate

Elec/Nat Gas Exp. \$**Propane GPY:****Tank Own/Rent:****Features Interior:** Laminate Flooring**Features Exterior:****Exterior Appear:** Steel**Appliances:** Range**Garage :** 2 Car , Attached**Found. Type:** Slab**Cooling:** Other**Water Heater:** Electric**Drive Construct.:** Gravel**Roof:** Metal**Heat:** Wall Furnace**Porch:** Front

Remarks: Attention all nature lovers! This could be your perfect getaway with 26 acres total, offering; a shed home with an open floor plan enhanced with Knotty Pine trim, recessed lights, a large bedroom with bath, a 24' x 30' garage & a 30' x '6 covered front porch taking in all the views. The land has a scenic drive to the getaway surrounded by 6 grassy acres in the front and then twenty surrounding wooded acres. The current tenant pays \$500 per month and the lease expires in February of 2018.

Directions: Located between Effingham and Altamont on the south side of the road, look for signs

Legal: E 1/2 E 1/2 SW LYING S OF THE NATIONAL ROAD 3259/181 2549/317 2547/17 2296/151 2291/17

PREPARED BY



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<http://www.effinghamhomesearch.com>

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