



Customer w/Gallery

Residential **13489 E State Highway 37**  (12) **L\$69,900**

6180022 Active **Watson, IL 62473**



County: Effingham	Year Built: 1955
Subdivision: No	
Lake/ Name: No	
School: Effingham Dist. 40	Zoning: RES
Elem School:	Taxes/ Yr: \$.00/ 2016
Middle School:	Tax Exemption: Sr. Homestead , Sr. Citizens Freeze , Homestead
High School:	Tax ID: 1410029015
Acres Apx: 6.00	Apx Lot Dim:
CFD Available: No	Radon Disc: Yes
Lot SF: 261360	Lead Paint Disc: Yes
Water: City	Seller Disc: Yes
Sewer: Septic	Covenants/Restrict:
REO: No	Annual Dues:
HOA/COA: No	Quarterly Dues:

Style: Ranch	Story: 1 Story	ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING
Bedrooms: 3	Rooms:	Living Room	Main	17'4 x 11	Hardwood
Baths Total: 1	Master Bath: No	Kitchen	Main	18'9 x 8'8	Vinyl
Master on Main: Yes	Laundry on Main: No	Bedroom 1	Main	14'8 x 11	Hardwood
Fireplace: 0		Bedroom 2	Main	11'7 x 8'4	Hardwood
SF Provided By: Courthouse		Bedroom 3	Main	11'7 x 9	Carpet
Total Fin. SF Area Apx: 912		Bath 1	Main	Lavatory, Shower, Toilet, Tub	Vinyl
Total Fin SF Abv Grade Apx: 912		Laundry	Lower	in basement	Concrete
Main SF Apx: 912					
Upper 1 SF Apx:					
Upper 2 SF Apx:					
Lower SF Apx:					
Bsmt SF Apx: 912					
Bsmt Fin SF Apx: 0					
Bsmt UFin SF Apx: 912					

Elec/Nat Gas Exp. \$	Propane GPY:	Tank Own/Rent:
Features Interior: Hardwood Floors		
Features Exterior: Horses Allowed , Outbuildings		
Exterior Appear: Asbestos		
Appliances: Range , Refrigerator		
Garage : 1 Car , Attached	Drive Construct.: White Rock	
Found. Type: Full , Unfinished	Roof: Shingle	
Cooling: Central	Heat: None	
Water Heater: Gas	Porch: None	

Remarks: A handyman's delight! This 3 bd. home sits on 6 acres surrounded by nature's best with deer & wildlife in the backyard. With a little TLC this 3 bedroom home with a full basement & outbuildings could be just what you're looking for. Home to be sold "as is"

Directions: South Route 45 turn onto highway 37 toward Watson, home is on the south side of the road. Look for sign

Legal: PT N 1/2 NE SW 286/355.

PREPARED BY



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<http://www.effinghamhomeseach.com>

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