



<b>MLS #:</b> 1108934	<b>St:</b> Active	<b>Cat:</b> Residential	<b>LP:</b> \$75,000			
<b>Area:</b> Peoria, Area 4						
<b>Addr:</b> 1014 WILLOW						
<b>City:</b> Sparland	IL	<b>Zip Code:</b> 61565				
<b>Subd:</b> Cotton's 2nd Addition	<b>Cnty:</b> Marshall					
	<b>Bsmt</b>	<b>Lower</b>	<b>Main</b>	<b>Upper</b>	<b>Addl</b>	<b>Total</b>
<b>Full Baths:</b>	0	0	1	0	0	1
<b>Half Baths:</b>	0	0	1	0	0	1
<b># Bedrooms:</b> 3	<b>Year Built:</b> 1916					
<b># Fireplaces:</b> 0	<b>New Construction:</b> No					
<b>Apx Lot Size:</b> 2.8	<b>Apx Acres:</b>					

**Virtual Tour:**

**Directions:** From 4 way stop in Sparland go 2 blocks S. Turn R on to Willow.

<b>Room Dimensions/Levels:</b>								<b>Fin Lwr Lv SqFt:</b>	
<b>Living:</b> 13x 34 Main W	<b>Mstr Br:</b> 13 x 17 Upper W	<b>Den/Ofc:</b> 13x 13 Main W						<b>Fin Main Lv SqFt:</b> 1292	
<b>Great:</b> x	<b>Bedrm 2:</b> 15x 14 Upper W	<b>Laundry:</b> x						<b>Fin Uppr Lv SqFt:</b> 1020	
<b>Family:</b> x	<b>Bedrm 3:</b> 15x 12 Upper W	<b>Rec Rm:</b> x						<b>Fin Addtnl SqFt:</b>	
<b>Fml Din:</b> 15x 11 Main W	<b>Bedrm 4:</b> x	<b>storage</b> 10x 11 Main O						<b>Total Fin SqFt:</b> 2312	
<b>Inf Din:</b> x	<b>Bedrm 5:</b> x							<b>Finish Bsmt SqFt:</b> 0	
<b>Kitchen:</b> 11x 14 Main V	<b>Bath/Mst BR:</b> No	<b>Gar:</b> 35x 23	<b>#Cars:</b> 3					<b>Total Bsmt SqFt:</b> 1292	
<b>Ann Mand HOA Fee:</b>	<b>Flood Insurance:</b> No	<b>Elem School:</b> Midland							
<b>Ann Taxes:</b> 2386.80	<b>AGR:</b> N	<b>Middle School:</b>							
<b>Exemptions:</b> none	<b>REO:</b> N	<b>High School:</b> Midland							
<b>Parcel ID:</b> 09-14-326-001	<b>Util:</b> Y	<b>Legal:</b> Lots 6 & 7 Pt lot 5 Blk 12							

A diamond in the rough.very well built home with all kinds of character & charm. Very nice woodwork. Pocket doors, 5X12 sunroom up, 3 acres, on the edge of town with the view of the river. Needs some work, but lots of potential. Being sold as is. Additional 32 acres available. See listing # 1108943.

<b>Exterior:</b> Wood Siding	<b>Style:</b> 2 Story
<b>Roofing:</b> Metal	
<b>Gar/Park:</b> Detached	
<b>Basement:</b> Full	
<b>Heat/Cool:</b> Electric, Gas, Forced Air, Water Heater - Gas, Central Air	
<b>Water/Sewer:</b> Public Water, Public Sewer	
<b>Kitchen/Dining:</b> Dining Room/Formal	
<b>Appliances:</b> Dishwasher, Disposal	
<b>Interior Amenities:</b> Cable TV Available, Sunroom	
<b>Exterior Amenities:</b>	
<b>Add'l Amenities:</b>	
<b>Fireplace:</b>	
<b>Lot Description:</b> River View	
<b>Financing:</b> Cash	<b>Road/Access:</b> Paved
<b>Possession:</b> At Closing	<b>Occupied:</b> Vacant
<b>Showing:</b> Electronic Keybox/Keysafe, Appointment Required	

<b>CLOP:</b> \$75,000	<b>How Sold:</b>	<b>Sell. Conc. \$:</b>
<b>Sold Price:</b>	<b>Cumulative DOM:</b> 2	<b>CLDOM:</b> 2
<b>Closing Date:</b>		<b>Sell. Conc. Desc.:</b>

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