



MLS #: 1100779 **St:** Active **Cat:** Residential **LP:** \$296,000
Area: Gr.Valley,Manito,Delavan,For.City,Topeka,SanJose,Havana,Chandlerville,Emden
Addr: 13319 SAPP
City: Manito IL **Zip Code:** 61546
Subd: Springlake Twn **Cnty:** Tazewell

	Bsmt	Lower	Main	Upper	Addl	Total
Full Baths:	0	0	1	0	0	1
Half Baths:	0	0	1	0	0	1

Bedrooms: 2 **Year Built:** 2004
Fireplaces: 0 **New Construction:** No
Apx Acres: 40.000 **County/City Building Code:**
Apx Lot Size: 40 Acres **Agnt Ownd:** No **Agnt Rltd 2 Sllr:** No

Virtual Tour

Directions: S out of Pekin on RT 29, R (W) on Manito Rd, L on Sapp Rd. Last house

Room Dimensions/Levels:				Fin Lwr Lv SqFt: 0		
Living: 10x 23 Main L	Mstr Br: 12 x 13 Main L	Den/Ofc: 11x 12 Main O		Fin Main Lv SqFt: 1536		
Great: x	Bedrm 2: 12x 8 Main C	Laundry: 11x 12 Main O		Fin Uppr Lv SqFt: 0		
Family: x	Bedrm 3: x	Rec Rm: x		Fin Addtnl SqFt: 0		
Fml Din: x	Bedrm 4: x	Pantry 12x 12 Main O		Total Fin SqFt: 1536		
Inf Din: 10x 10 Main L	Bedrm 5: x	Sunroom 22x 8 Main O		Finish Bsmt SqFt: 0		
Kitchen: 10x 9 Main L	Bath/Mst BR: No	Gar: 24x 32 #Cars: 2		Total Bsmt SqFt: 0		

Ann Mand HOA Fee:	Flood Insurance: No	Elem School:
Ann Taxes: 787.00	AGR: Y	Middle School:
Exemptions: o,s	REO: N	High School: Midwest Central
Parcel ID: 08 09 24 300 008	Util: Y	Legal: Pt W 1/2 SW 1/4 Sec 24

Very well built home on 40 acres. Private location, Hot water heat in the floor. New blacktop drive & parking area. 12x26 storage shed. This is a public auction. Price shown is a conservative estimate of what it is worth. Property will bring what the market will bear. This is a reserve sale. Buyer is required to pay a non-refundable deposit of \$25,000 the day of the sale. Deposit will be applied to the purchase price. See associated docs for full terms. Auction to be held on site Sept 13~10 am Open House Sept 9~6:00 pm to 7:30 pm

Exterior: Steel Siding	Style: Ranch
Roofing: Metal	
Gar/Park: Attached, Guest Parking	
Basement: Slab	
Heat/Cool: Propane, 2 or More Heating Systems, Hot Water, Propane Tank - Owned, Central Air, Radiant Heated Floors	
Water/Sewer: Individual Well, Septic System	
Kitchen/Dining: Dining/Living Combo	
Appliances: Range/Oven, Refrigerator, Washer, Dryer	
Interior Amenities: Garage Door Opener (s), Sunroom	
Exterior Amenities: Fenced Yard, Shed	
Add'l Amenities:	
Fireplace:	
Lot Description: Level, Rolling	
Financing: Cash, Conventional	Road/Access: Paved
Possession: At Closing	Occupied: Owner
Showing: Appointment Required, Lst Agnt Must Be Present, No Sign on Property	

Owner:	Phone:	Also Ref MLS#:
LO: Jim Maloof/REALTOR	Main Line (309) 286-2221	Fax: Fax (309) 286-6201
LA: John A Leezer	(309) 335-2221	Appt:
LA Email: john@leezeragency.com		Cell: (309) 335-2221
CLA:		Cell: LD: 7/30/2008
OLA:		Cell: XD: 10/1/2008
Compensation: 1.00	Dual/Var: No	List Type: Exclusive Right to Sell

Original Price: \$296,000	Selling Agent:	Co-Selling Office :
Sold Price:	Co-Selling Agent:	How Sold:
Closing Date:	Selling Office:	DOM: 26

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