



LAND & AUCTION COMPANY

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Listing 832L



Country Home on 15.6 Acres in Cumberland Co IL
List Price \$249,500

Just a beautiful, appropriately decorated country home on 15.6 acres situated between Effingham and Mattoon in rural Cumberland County. The home sets off the road with a tree-lined driveway and a nicely manicured pond at its side. There is so much on this property. Nice woods behind the house, a "cabin" like outbuilding suitable for most anything, however used as a beauty shop currently. Additionally, there is a 36 x 42 pole barn located across the pond from the house. In front of the home is a productive crop field which would also make for a wonderful pasture for horses. The house has plenty of outside entertaining with a multi level deck at the rear of the home adorned by a waterfall, gazebo and spectacular landscaping and flowerbeds. Located in Cumberland School District.

The 3200+ sq ft home has 4 bedrooms and 3 baths (one bath has a large whirlpool tub) and large living room with a stone fireplace. The two-car unattached garage has a built-in *man cave* with TV, heat and air conditioning and is ready for a multitude of uses.

The cabin could be an apartment or business or a really nice *man cave*. It is 24x24 with a front porch and forced air heat, central air and ½ bath. There is also storage on a second level.

The 36x42 pole building has OXB sidewalls with insulation, concrete floor and wired. It conveniently sets a few hundred feet from the house and yard area.

Contact Agents for More Information
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