



RESIDENTIAL DATA SHEET

5

Listing # _____ County Jackson Acres +/- 45 Acres

Street Address 1548 Koehn Rd City Ava State 62907

Parcel # 06-12-300-009 Pt W1/2 SW1/4 & Pt SW1/4 NW1/4 Sec 12 T8S R5W Degognia Twp

Acres / Lot Size	+/- 45	Year Built	2015
Construction Type	Frame	# Bedrooms	5
Square Feet	2404 + lower	# Bathrooms	3
Schools	Trico	Age of Roof	2015
Taxes	\$6,836 (2024)	Furnace (gas, electric, FA, NW, etc.)	Elec Heat Pump
Water Source/Provider	Spring	Age of Furnace Age of AC	Wood Fired Hot Water
Electric Provider	Egyptian	Water Heater (gas, electric)	Elec
Mineral		Basement (finished, unfinished)	Finished
Internet Provider		Pond / Lake (acres)	1 Acre
Garage (attached, unattached, size)		Septic (lateral, aerator, city) Propane owned or lease	Sand Filter
ROOM SIZES			
Propane contents			
Living Room	26X20 V	Master Bedroom	14X17 V
Kitchen	21X20 V	Master Bath Main	10X8 V
Dining Room		Bedroom Main	16x9 V
Family Room Lower w Kitchen	46X18 V	Bedroom Lower	13X11 V
Utility Room Lower	13X13 V	Bedroom Lower	13X11 V
Main Bath Lower	10X7 V	Other Office Main	6X7 V
Other Sunroom	13X19 V	Other Pantry Main	3X6 V
Appliances that stay:	Bath Entry 6X8 Concrete Laundry Entry 6X12 Concrete		
	Entry Closet All Closets Walk-In		
Outbuildings (type & sizes):	No Appliances		
	Wood Fired Hot Water Heat for house and shop. House also has heat pump		
Notes:	Access built into pond to draw water if necessary		
Directions:	Deck and covered porch		

Shop 72X42 with 2 each 12X17 lean to's

Shop has floor heat, fully insulated and lined. Office finished. Bath ruffed in.

Roll up Doors, water. Storage above office and bath with stairs for access.

Horse Barn 30X30 Concrete floor

Hoop Bldg 110X30

Hoop Bldg 70X30

Most of property fenced and cross fenced for pasture

Access to Shawnee Forest