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## SOLD \$270,000 / CLOSED 2/17/17



### FOR SALE: HAMILTON COUNTY IL 20+- ACRES

#### PROPERTY DETAILS

Address: 23496 County Road 275E, Dahlgren IL 62828

Price Reduced: \$275,000 / ~~List Price: \$299,000~~

20 acres, a 2-acre pond and a beautiful log home! Enjoy the wildlife that surrounds this great property, hunt, and fish in the stocked pond. Built from a kit by the Amish in 2009, this log home features hickory hardwood floors, hickory Amish made kitchen cabinets and pine walls and ceilings. The beauty of all the wood is outstanding! Great room, 2 bedrooms, 2 full baths, utility/mud room on the main level, full finished basement with 2 rooms and closets, full bath and entrance from outside, 2-car attached garage and a porch that wraps around 3 sides makes this the perfect **country home**. **Geothermal heat and cooling**. The 30'x50' shed is half open/tool room, ¼ finished office with ¾ bath and ¼ heated workshop. Property includes a whole house propane generator, auto on. Dahlgren/McLeansboro school district. 2015 taxes approximately \$4,100. No mineral rights. (Basement bedrooms may not meet egress standards.) Directions: From Dahlgren take Dahlgren Road (Co Rd 100E) north 2 miles. Turn east on Co Rd 2200N for 1 mile, then north on 200E for 1-1/4 miles, then east on 2300N 1 mile and north on 275E 1 mile to the lane. Property is signed.

Listing 1865L

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