

3BR Home on River Front in Douglas County, IL
39 US Highway 36
Atwood, IL 61913

\$260,000
1.290± Acres
Piatt County



**3BR Home on River Front in Douglas County, IL
Atwood, IL / Piatt County**

SUMMARY

Address

39 US Highway 36

City, State Zip

Atwood, IL 61913

County

Piatt County

Type

Recreational Land, Residential Property

Latitude / Longitude

39.791415 / -88.461782

Dwelling Square Feet

1612

Bedrooms / Bathrooms

3 / 1

Acreage

1.290

Price

\$260,000

Property Website

<https://legacylandco.com/property/3br-home-on-river-front-in-douglas-county-il-piatt-illinois/98390/>



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Atwood, IL / Piatt County**

PROPERTY DESCRIPTION

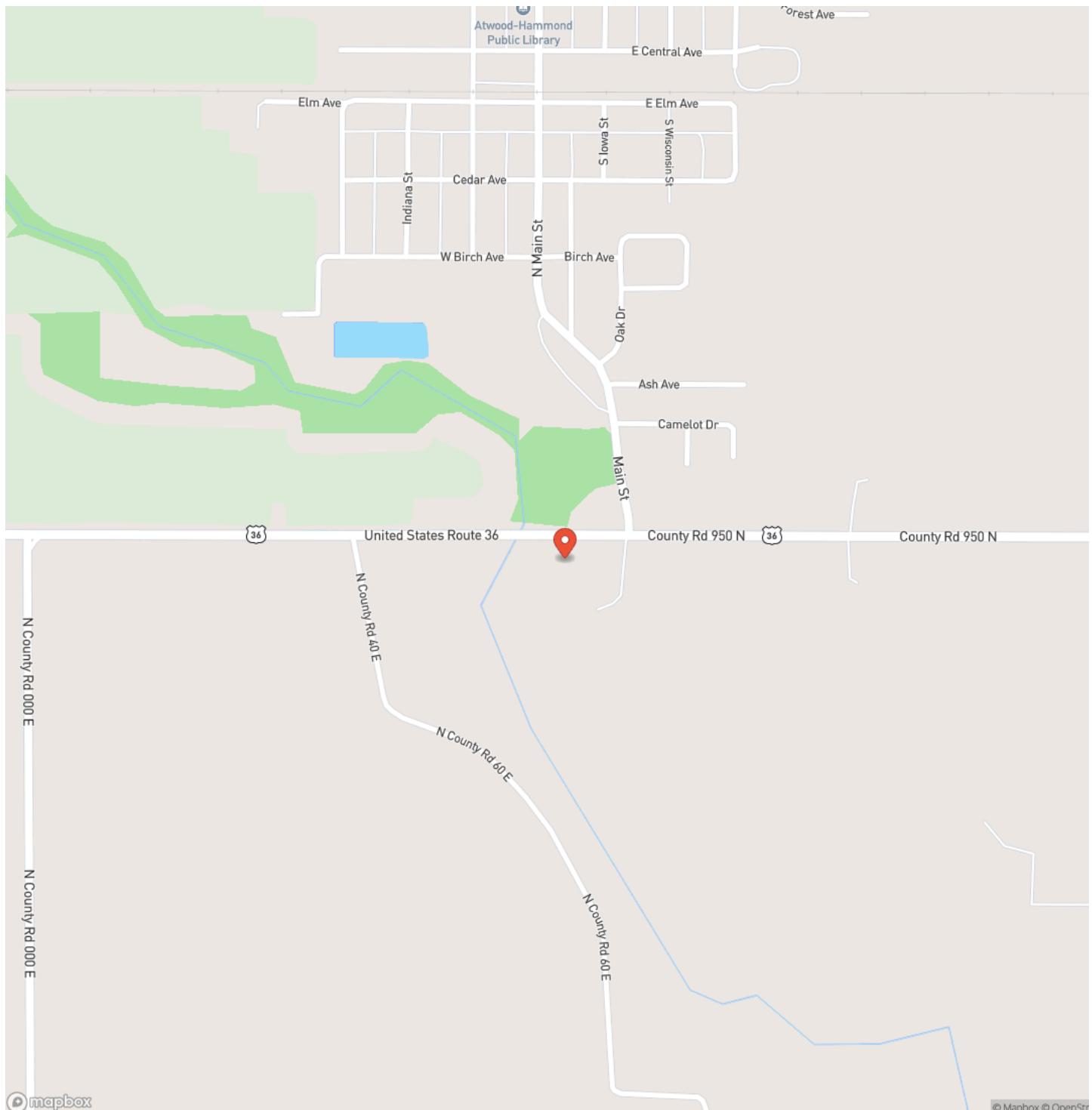
Check out this 3BR/1BA Ranch with amazing river views on Route 36 near Atwood. Huge kitchen with tons of sunlight. The eat-in kitchen is loaded with custom cabinet extras such as pull out pantry and pan cabinet, cutting board and covered bread drawer. Cozy living room with gas fireplace and built in bookshelf. Spacious bedrooms with ample closet space. Additional dining room offers space for formal dining. Mud room off attached 1-car garage provides more room for workshop, play room or office and has double doors leading to back yard patio. Two-car garage has workspace and is primed for wood stove. Lake Fork River runs to the west of property for your own private fishing, trails, hiking, etc. Newer roof, central air and water heater. Home has been pre-inspected by licensed home inspector. Inspection report available. This property includes 3 parcels. Rare opportunity to own a solid home in a park like setting. Available to show as of Monday Feb. 2. Room Dimensions: Kitchen: 16.5x23.5; Mudroom: 10.5x16; Living Room: 13x21.5; BA: 8x7; BR1: 11.5x14; BR2: 10x11.5; BR3: 12x11

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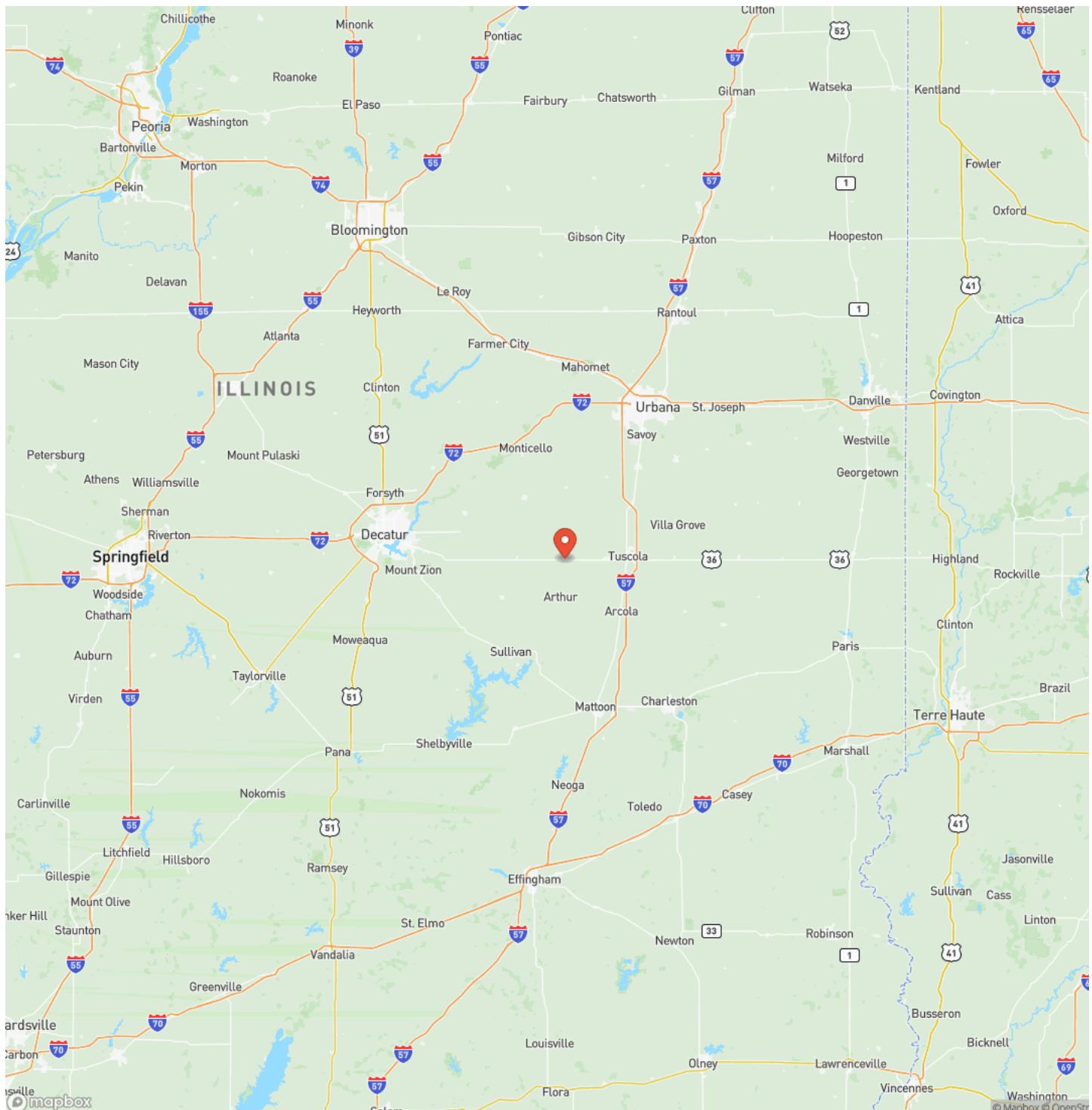


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Locator Map

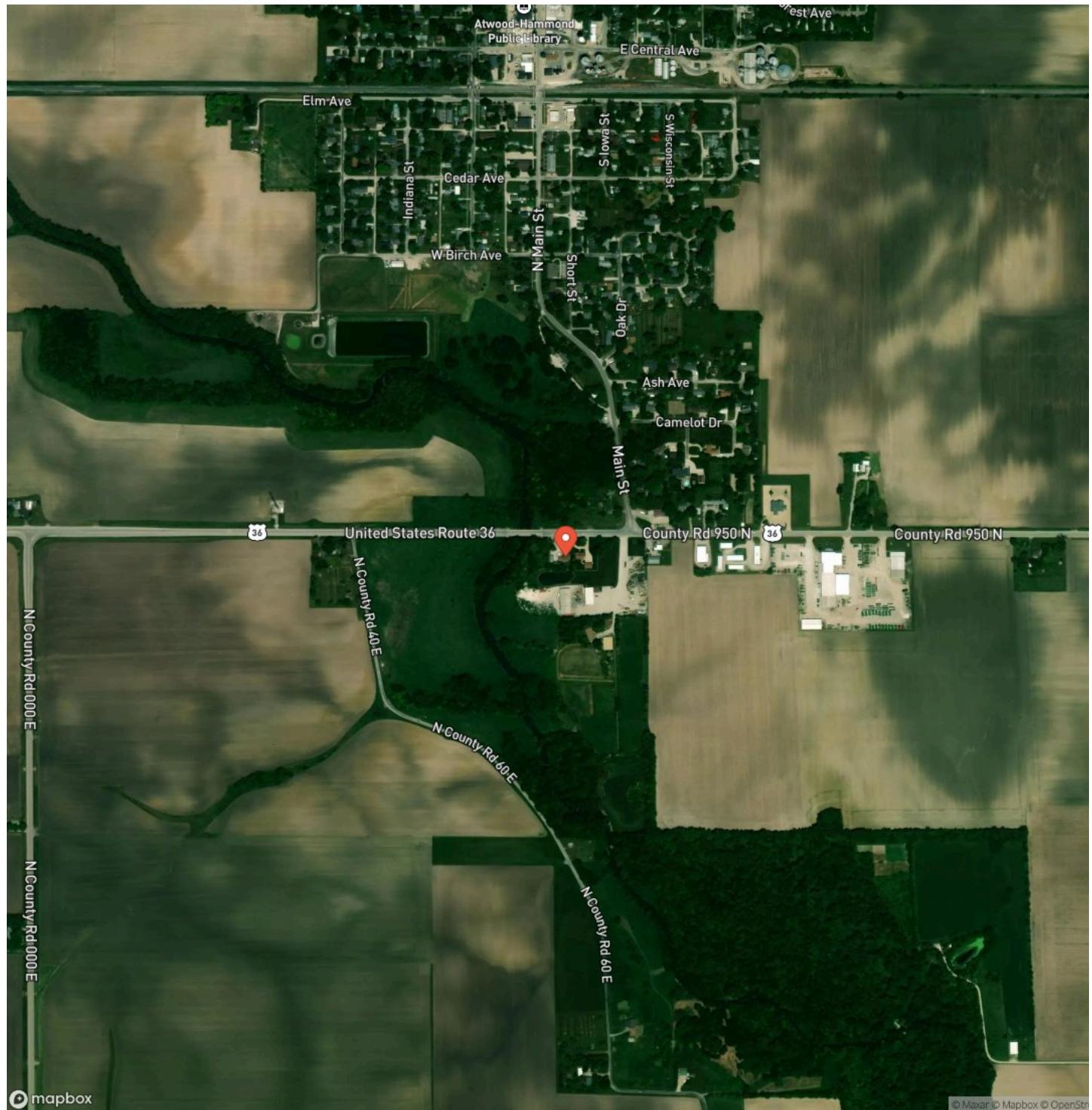


Locator Map



3BR Home on River Front in Douglas County, IL
Atwood, IL / Piatt County

Satellite Map



3BR Home on River Front in Douglas County, IL Atwood, IL / Piatt County

LISTING REPRESENTATIVE



Representative

Ginger Denton

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(217) 369-4864

Email

gdenton@legacylandco.com

Address

900 E Columbia

City / State / Zip

NOTES



NOTES

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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