

3409 Shady Point Lane Waverly IL, home and acreage
3409 Shady Point Lane
Waverly, IL 62692

\$299,900
5.340± Acres
Morgan County



3409 Shady Point Lane Waverly IL, home and acreage
Waverly, IL / Morgan County

SUMMARY

Address

3409 Shady Point Lane 3409 Shady Point Lane

City, State Zip

Waverly, IL 62692

County

Morgan County

Type

Residential Property

Latitude / Longitude

39.541432 / -89.959366

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 2

Acreage

5.340

Price

\$299,900

Property Website

<https://legacylandco.com/property/3409-shady-point-lane-waverly-il-home-and-acreage-morgan-illinois/68361/>

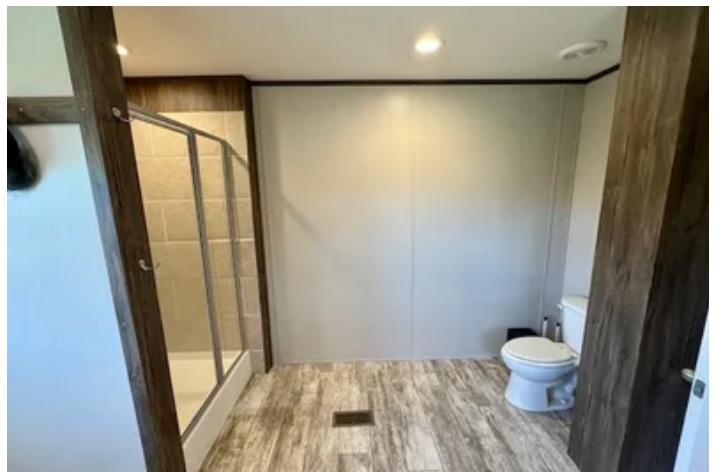


3409 Shady Point Lane Waverly IL, home and acreage Waverly, IL / Morgan County

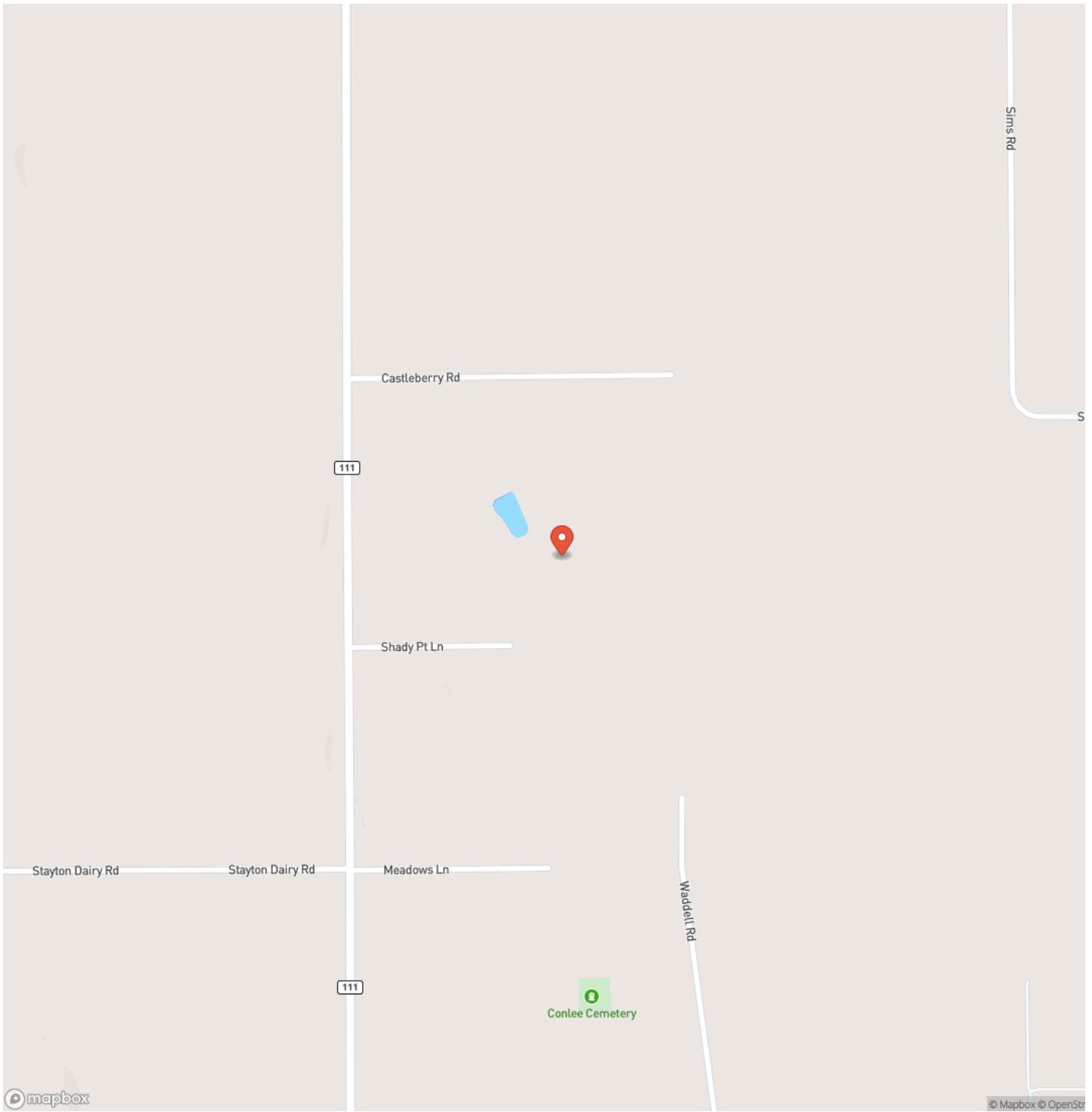
PROPERTY DESCRIPTION

For those wanting acreage with a private park-like setting - This home is for you! This 4BR/2BA newer manufactured home on 5.5+- acres boasts a stocked 1/3 acre pond as well as timber, pasture, hot tub and an amazing garage. Master bedroom has large walk in closet with a 150 sq ft master bath. Bath has double sinks, garden tub and walk in shower. All other bedrooms have walk in closets as well. Family room is oversized with new wood burning stove. Large laundry/mud room off the back door. Enjoy your days and nights on your choice of the 18'x18' front porch overlooking the pond and pasture or on the 15'x25' covered back patio with hot tub (which stays with home). Home is all electric and very efficient. City water. Septic and has a 2 yr free service still left on it. Many items stay with home: All appliances (all within 2 years old); Champion Medalist gun safe (\$6000 new); 3 TVs and wall mounts. New 30'x40' garage with 6" poured and jointed concrete with drains, and has electric doors and 100 amp service. Pond is stocked with channel cats, bass, hybrid blue gill and sunfish. The back of the property is timber and plenty of room to bow hunt. Hot wire fencing in the back for horses, but there is room to expand pasture. There's even chicken coop in the back yard. An amazing property with many extras - Call today to schedule your showing. List Price is \$299,900 Contact the Legacy Land Company listing agent Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

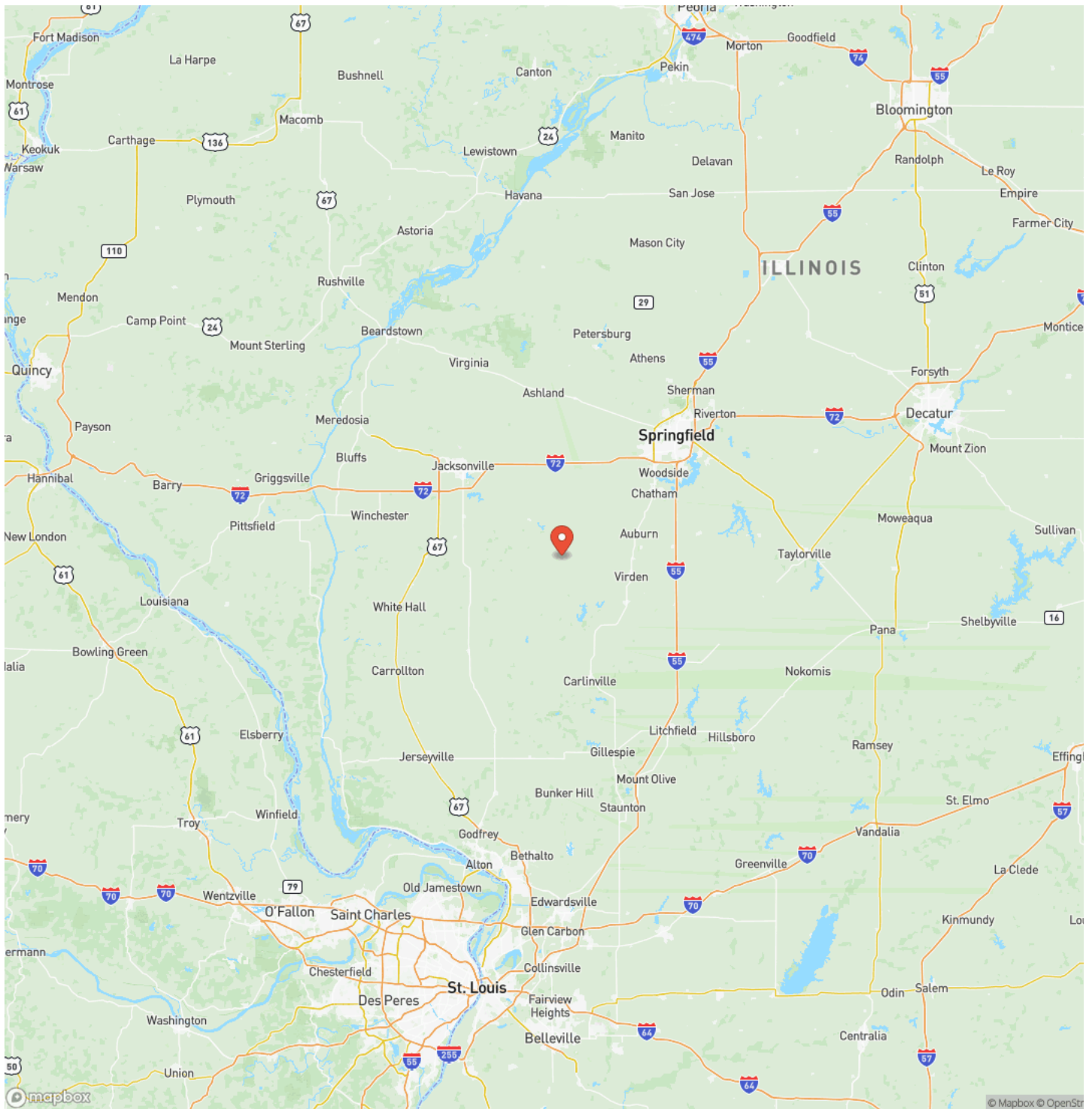
3409 Shady Point Lane Waverly IL, home and acreage
Waverly, IL / Morgan County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Legacy Land Co LLC
903 Liberty St
Covington, IN 47932
(765) 585-8207
