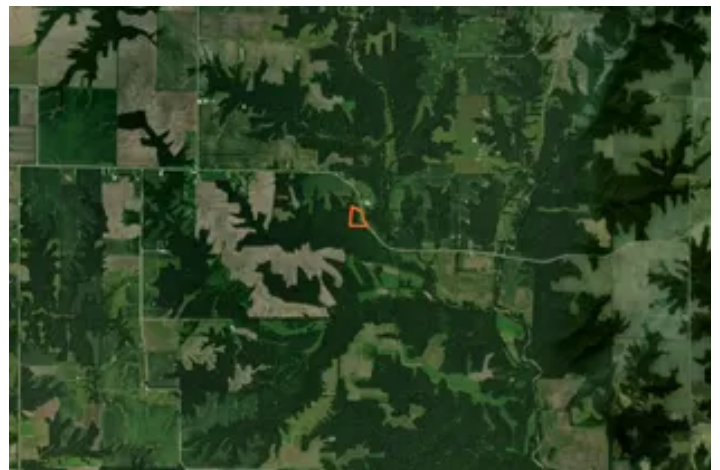


Brown County, Illinois 4.5 Acres With Home For Sale
6 Co Rd 6
Timewell, IL 62375

\$315,000
4.500± Acres
Brown County



**Brown County, Illinois 4.5 Acres With Home For Sale
Timewell, IL / Brown County**

SUMMARY

Address

6 Co Rd 6

City, State Zip

Timewell, IL 62375

County

Brown County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

39.926049 / -90.914301

Dwelling Square Feet

1400

Bedrooms / Bathrooms

3 / 2

Acreage

4.500

Price

\$315,000

Property Website

<https://landguys.com/property/brown-county-illinois-4-5-acres-with-home-for-sale-brown-illinois/75145/>



Brown County, Illinois 4.5 Acres With Home For Sale Timewell, IL / Brown County

PROPERTY DESCRIPTION

Located in western Brown co IL these 4 acres of mature hardwood timber and newly remodeled barndominium offer the perfect setting for country living. The home is approx. 1400 finished sq ft with a large, attached garage that is finished and climate controlled. Front and back concrete patios allow for great areas to entertain or just sit around the fire-pit. The outside of the building is metal siding and metal roof providing very low maintenance for an owner.

The inside is newly remodeled, very clean, and equipped with solid surface countertops, laminate and ceramic tile flooring, and an electric fireplace. The 10 ft ceilings throughout make this place feel much larger. The attached garage provides plenty of room for a vehicle and other equipment to be stored or could have a portion of it finished into an additional living space or storage room. The property offers many great hunting opportunities right out the back door. There is an area that could be cleared next the driveway if someone wished to add a machine shed to the property.

Don't miss out on this rare opportunity to own this little slice of heaven in Brown co IL. Contact me with questions or to schedule a showing.

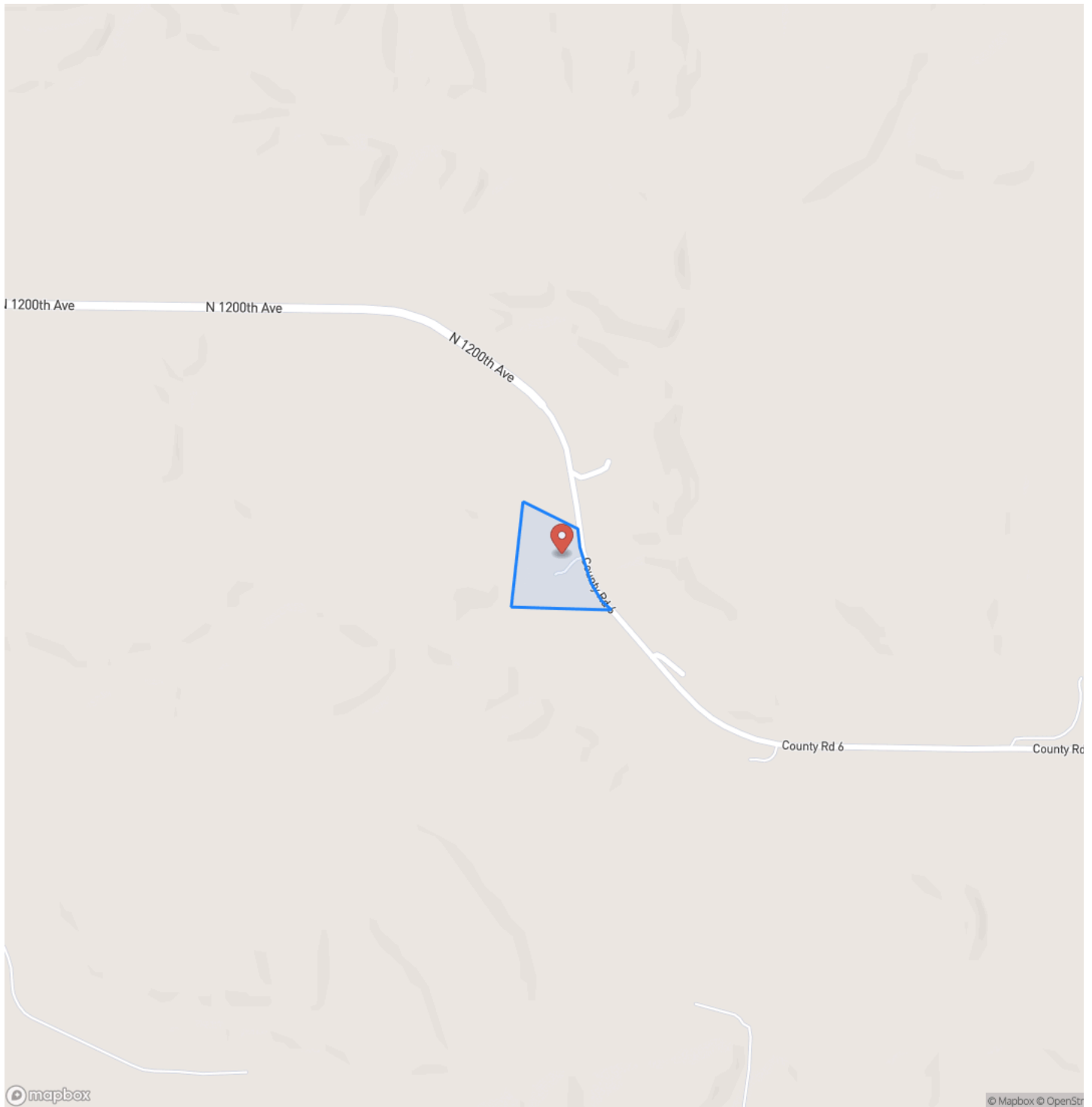
KEY FEATURES

- Approx 1400 sqft finished.
- Attached 840 sqft finished garage.
- 3 bedrooms.
- 2 full baths.
- Open concept living, dining, kitchen area.
- Electric fireplace.
- Solid surface countertops.
- Laminate flooring.
- Ceramic tile in the bathrooms.
- 10 ft ceilings throughout.
- Spray foam insulation.
- Concrete patios front and back.
- Central AC.
- Electric forced air furnace.
- Well.
- Septic.
- Approx 4 wooded acres offering excellent hunting opportunities
- Located 15 miles SW of Mt Sterling IL and 10 miles SE of Clayton IL.

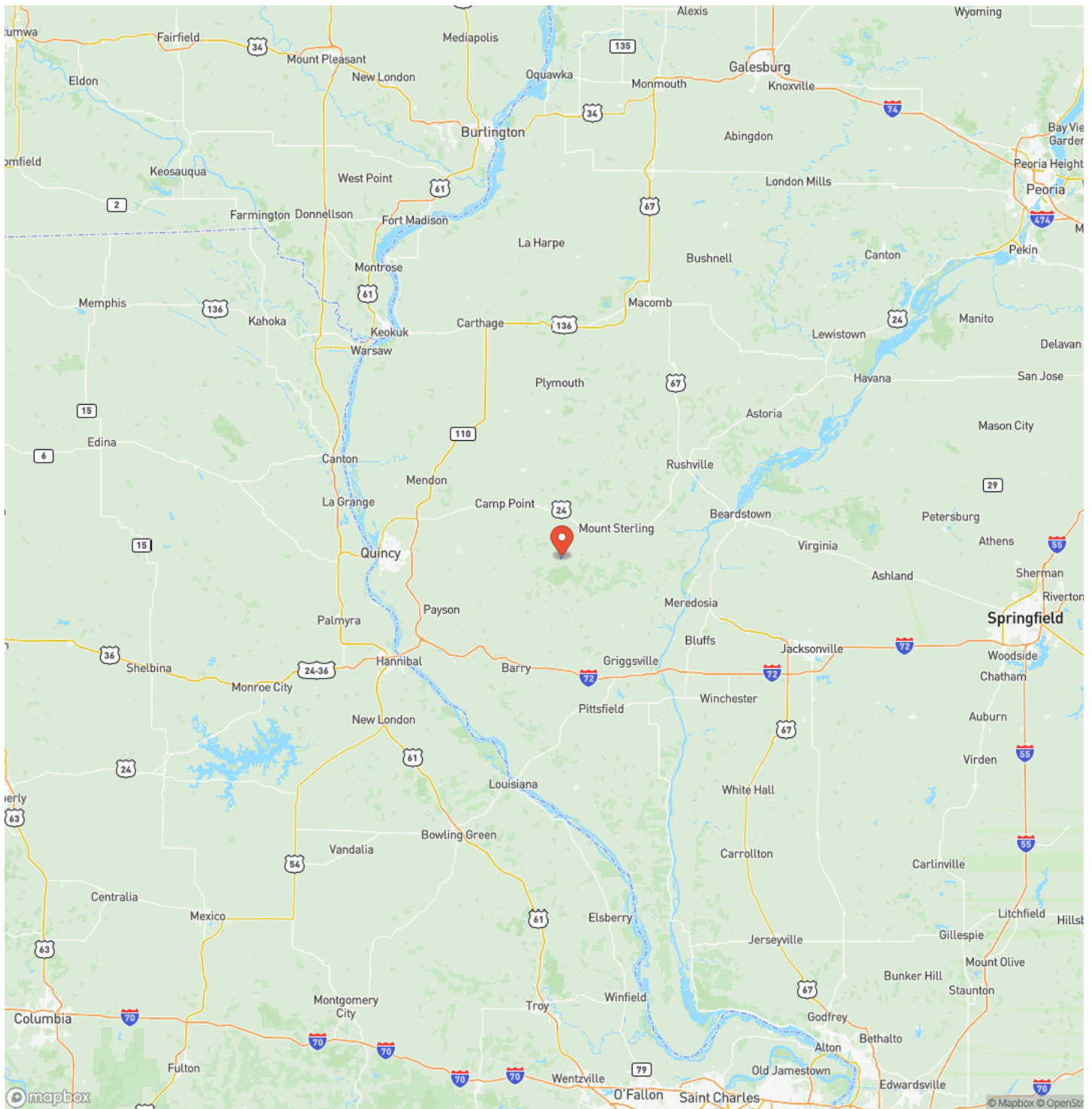
**Brown County, Illinois 4.5 Acres With Home For Sale
Timewell, IL / Brown County**



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



**Brown County, Illinois 4.5 Acres With Home For Sale
Timewell, IL / Brown County**

LISTING REPRESENTATIVE
For more information contact:



Representative
Toby Stay

Mobile
(217) 257-6096

Email
toby@landguys.com

Address

City / State / Zip
Mount Sterling, IL 62353

NOTES

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.

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