

Listings as of 01/20/2021 at 9:46 AM

Client Detail Report

Property Type: **Acreage & Farms**

tbb Sunnyside School Rd, Trenton 62293

L Price: **\$545,000**

MLS #: **21002130** Status: **Active**

County: **St Clair-IL**

Area:

Muni/Twp: **Lebanon**

SubD: **Not in Subdivision**



General Property Information

Type: Acreage Rural	Cross St:	Beds: 1	CDOM: 6
Lot Acres: 10.000	Lot Num:	Baths: 3 (2 1)	Frm Age:
Taxes Pd: \$4,537	Sct/Twn:	Age: 21	Dual Age: Yes
Tax Yr: 2019		Zoning: Agricultural	Sqft: 0
Elem Schl: LEBANON DIST 9		Poss: At Closing	
Jr. High: LEBANON DIST 9		Lic Sell: Seller's Agent	
Sr. High: Lebanon		Ownership: Private	
Schl District: Lebanon CUSD 9			

Room Information

<u>Total Rooms</u>	<u>Bedrooms:</u>	<u>Full Baths</u>	<u>Half Baths</u>
# Rms: 2	Main Beds: 0	Main Bths: 1	Mn Bths: 1
M & U Bds: 1	Up Beds: 1	Up Bths: 1	Up Bths: 0
M & U Bths: 3	Low Beds: 0	Low Bths: 0	Lw Bths: 0

Details

Tillable Ac:	Pasture Ac:	Wooded Ac:	Extr Bed:
# Fp: 1	Garage Info: 0	#CrpSp: 0	Cbl Avl:
Conditions: Unknown		Easments:	
Main Resi: Other		Ht Src: Propane	
Architect: Other		Water: Well	
Soil:		Wtr Ht: Electric	
Fencing: Other		Sewer: Septic	
Rd Surface: Asphalt, Gravel Rock		Utilities: Electric	
Heat: Radiant Floor			
Cool: Central-Electric			
Fp Loc: Great Room			
Disclos: Limited Seller Discl			
Rd Access: County Road			
Park Dsc: Covered			
Curr Use: Horses, Pasture			
Poss Use: Horses, Livestock, Residence, Tenant Farming			

Presented By: Shannon Middleton Phone: 618-541-0394

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

Copyright © 2021 MARIS. All rights reserved.

Listings as of 01/20/2021 at 9:46 AM

Client Detail Report

Property Type: Acreage & Farms

tbb Sunnyside School Rd, Trenton 62293

MLS #: 21002130

Spec Dsc: **No Exemptions**
Construct: **Pre-Fab, Steel Siding**
Buildings: **Horse Barn, Indoor Riding Ring, Kennel/Dog Run**
Sale Incl: **No Crops**
Topogrphy: **Crop, Gently Rolling, Level Lot, Pasture**
Base YN: **False**
Base Dsc: **None**
Docs at Off: **Aerial Photo, Plat**

Remarks

Mrk Rmks: **A horse lovers dream! Seller is offering 10 +/- Acres and a 20,000+/- custom built, heated horse barn that not only includes possible living quarters but a riding arena, viewing room, a tack room and 10 horse stalls, each with their own runs. The barn is heated by geothermal heating however, only the living quarters is air conditioned. The riding arena has 3 "BA" fans, overhead direct heating & 3 sliding doors. The living quarters consist of a full kitchen w/ a breakfast bar, a great room w/ a fireplace and viewing area to the indoor riding arena on the main level. There is a separate laundry/utility room also on the main level. The upper level houses a potential BR or 2nd viewing area into the arena & a mezzanine area overlooking the stalls. The layout of the 10 acres being offered is negotiable. If you need more than 10 ac., additional acreage is also available to purchase from the neighboring parcel (Parcel No: 05-14.0-300-010) for \$10,000/acre. Year built listed is approximate.**











