

# FOR SALE

305 East Elm, Waverly, IL



**DESCRIPTION:** One story five room frame dwelling; 3 bedrooms –full bath w/laundry – living room w/dining area – kitchen – basement – newer gas f/a furnace – central air – aluminum siding, soffit & storm windows – L shaped wrap-around porch – two car garage – large lot approximately 95’ x 159’.

**LEGAL DESCRIPTION:** Ninety-five (95) feet off of the West end of Lots One (1), Two (2) and three (3) in block Nineteen (19) in the Original Plat of the town, now city, of Waverly, except nine (9) feet off of the North side of Lot three (3) reserved for an alley, Morgan County, Illinois

**REAL ESTATE TAXES:**

2009 for 2010 No Tax Due w/three exemptions

Estimated w/general homestead only - \$1,150.00

**\$32,500.00**

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