



# Lakeside Realty & Management

3505 N.E. Apple Canyon Road  
 Apple River, IL 61001  
 Phone (815) 492-2231  
 Fax (815) 492-1484



**7382 E. River Rd.  
 Ridott, IL 61067  
 \$220,000.00**



|                      |                              |                                                       |                  |                  |                  |
|----------------------|------------------------------|-------------------------------------------------------|------------------|------------------|------------------|
| <b>Construction:</b> | Frame                        | <b>Rooms</b>                                          | <b>Main</b>      | <b>Lower Lvl</b> | <b>Upper Lvl</b> |
| <b>Roof:</b>         | Asphalt-2004                 | <b>Living Room:</b>                                   | 19'x17'          |                  |                  |
| <b>Age:</b>          | 1971                         | <b>Kitchen:</b>                                       | 17'6             |                  |                  |
| <b>Heat:</b>         | LP Gas Forced Air            | <b>Bedroom 1:</b>                                     | 12'x12'          |                  |                  |
| <b>Central Air:</b>  | Yes                          | <b>Bedroom 2:</b>                                     | 13'4             |                  |                  |
| <b>R. E. Taxes:</b>  | \$2,842.00-07                | <b>Bedroom 3:</b>                                     |                  | Yes              |                  |
| <b>Basement:</b>     | Finished                     | <b>Den:</b>                                           | /TV Room 13'x13' |                  |                  |
| <b>Garage:</b>       | 2 Car Detached               | <b>Baths:</b>                                         | 1 & 1/2          | 1                |                  |
| <b>Deck:</b>         | Off Living Room              | <b>Other Features</b>                                 |                  |                  |                  |
| <b>Patio:</b>        | Lower Level                  | Front Porch Concrete Stoop, Lower Level Patio is      |                  |                  |                  |
| <b>School Dist:</b>  | Dakota                       | Landscaped with Waterfall, 20'x32' Heated Workshop or |                  |                  |                  |
| <b>Flooring:</b>     | Carpet                       | Garage, Out Buildings are a Barn, Corn Crib with a    |                  |                  |                  |
| <b>Window</b>        |                              | Lean-To, 1-5,000 Bushel Grain Bin, 1-8,000 Grain Bin, |                  |                  |                  |
| <b>Treatments:</b>   | Yes                          | Outside Waterers, House has all New Windows & Siding  |                  |                  |                  |
| <b>Refrigerator:</b> | Yes                          | in 2007                                               |                  |                  |                  |
| <b>Dishwasher:</b>   | Yes                          |                                                       |                  |                  |                  |
| <b>Range:</b>        | Yes                          |                                                       |                  |                  |                  |
| <b>Washer:</b>       | Yes                          |                                                       |                  |                  |                  |
| <b>Dryer:</b>        | Yes                          |                                                       |                  |                  |                  |
| <b>Fireplace:</b>    | L/L Not in Working Condition |                                                       |                  |                  |                  |

**Comments:**

This home is located on 5 Acres with Deeded Right to a Shared-Well-Cost to Repair Well is Split 50/50, Electric Meter is on Property and Neighbor will pay \$5.00 a Month for Electricity

**Owners:** Warren Turner  
Trust  
**Listing Agent:** B. Stohacker  
**Expiration:** A-7-09

**Phone:**  
**Special Instr:** call (815) 238-4180 for Appt.  
**SOC:** 2%

Information deemed reliable but not guaranteed.