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Brinkoetter
REALTORS



**6440
HILL
ROAD**

DECATUR, IL

See more at **brinkoetter.com**



About This Property



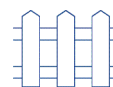
3 Beds



3.5 Baths



2,585 Sqft



8.50 Acres



2 Car Garage

THE PROPERTY DETAILS

Small Town Schools ~8.5 Acres ! Wooded with A Fenced Area for Horses ~There Are Also 2 Ponds & A Creek Running Thru the Middle of Property, GREAT FOR HUNTING:-) This 3 Bedroom, 2.5 Bath Home Offers Country Living Just A Few Minutes From Town With Easy Access to Rt.72 ~Beautiful Yard with Gazebo & Lots of Perennials~Open Living/Family Rm to A Nice Size Kitchen & Eating Area~Main Flr. Big Laundry Rm ~Main Flr Master Bedroom w/Master Bath & Walk-in Closet With A Door Leading to Back Yard. The Other 1st Flr. Bedroom is Currently Used As An Office~3rd Bedroom Is A Dormer Bedroom Upstairs. There is Also A Partially Finished Area

w/Bathroom Just Waiting To Be Finished By New Owner, Maybe 4th Bed ~Lower Level Walk-out Has A Family Room, 3/4 Bath & Unfinished Storage ~Garage/Barn Has Apartment Setup (Currently Tack Room) Roof Approx.10yrs, Furnace/AC Approx 12 yrs ~Seller Lived Here 46 Yrs, This Home Is Just Waiting For Someone To Make It Their New Home :-)

Information Deemed Reliable But Not Guaranteed and is for Illustration Purposes Only - All Interior Dimensions Are Approximate. Copyright 2019 Brinkoetter Realtors. All Rights Reserved.



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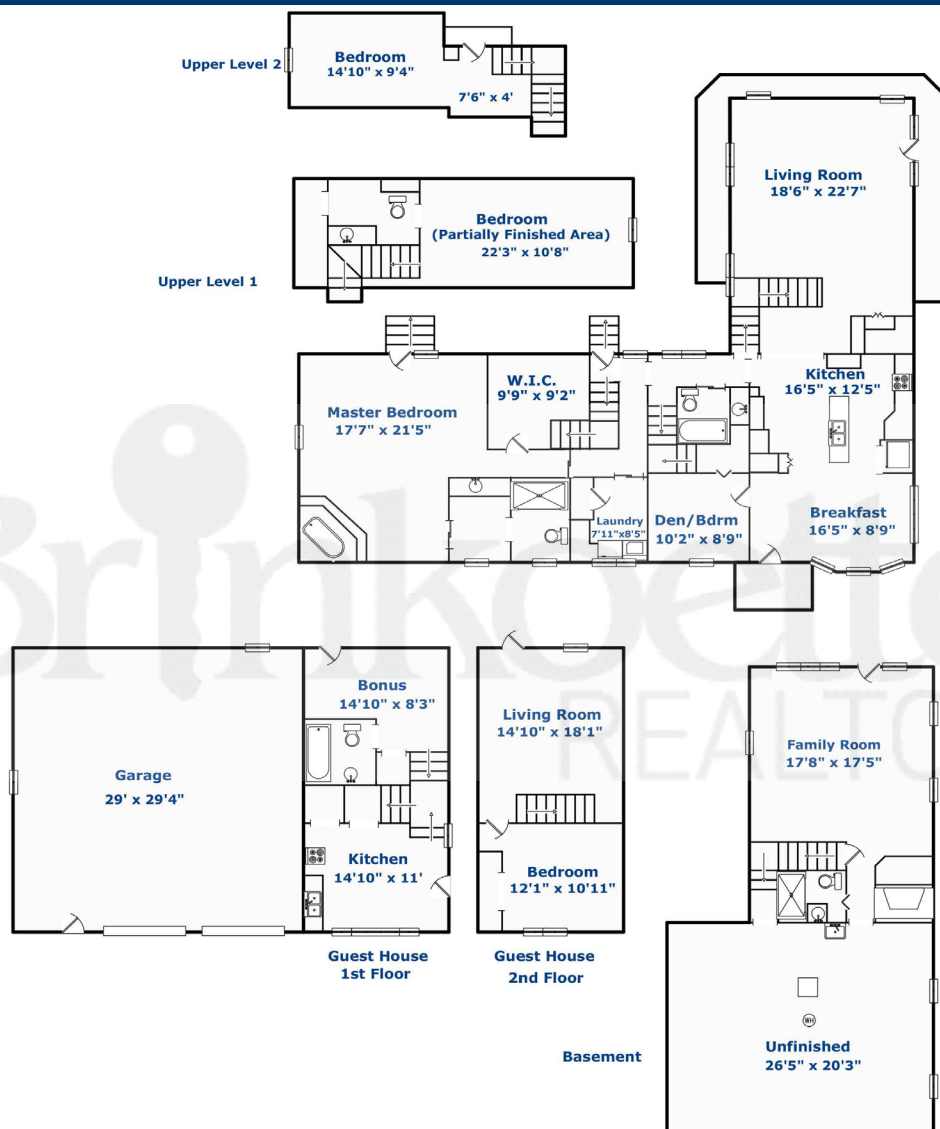
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THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	1,917
Upper Level	408
Partial Fin Upper	260
Unf. Basement	1,118
Garage	900
Guest House Main Level	450
Guest House Upper Level	450
Porch	40