

# 23670 E Us 40 Hwy Marshall, IL 62441

\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*

Residential Active LP: \$969,900  
**MLS#:** 6208773 **DOM:** 6 **OP:** \$969,900



<b>Year Blt:</b>	1993	<b>Tot Fin SF Area:</b>	4,053/\$239.30
<b>PropSubType:</b>	Single Family	<b>Tot Fin Abv Grd:</b>	4,053/\$239.30
<b>Stories:</b>	2.0	<b>Main SF:</b>	2,981
<b>Style:</b>	Contemporary	<b>Upper 1 SF:</b>	1,072
<b>Bedrooms:</b>	4	<b>Upper 2 SF:</b>	
<b>Baths Full/Half:</b>	3/1	<b>Lower SF:</b>	
<b>Rooms:</b>	9	<b>Bsmt Total SF:</b>	
<b>Bedrm on Main:</b>	No	<b>Bsmt Finished SF:</b>	
<b>Master Bath:</b>	No	<b>Bsmn Unfin SF:</b>	
<b>Lndry on Main:</b>	Yes	<b>SqFt Source:</b>	Public Records
<b>#Fireplaces:</b>	2	<b>Lot SqFt:</b>	871,200
<b>Lake/Name:</b>	No	<b>Acres:</b>	20.00
<b>Fnd Type/Mat:</b>	Crawl/Concrete Blk	<b>Apx Lot Dim:</b>	
<b>GarageSp/Type:</b>	3 Spaces/3 Car Detached		

**Tax Information & Legal**

**County:** Clark **Tax ID:** [13-09-01-00-400-004](#)  
**Taxes/Yr:** \$6,301/2020 **Tax Exmptn:** Owner Occupied, Home Improvement  
**Legal:** PT E 1/2 W 1/2 SE 1H,2G (23670 E US HWY 40)

**Schools**

**District:** Marshall Dist. 2C

**Property Information and Features**

<b>Zoning:</b> RES	<b>Water:</b> Public	<b>Factory Built:</b> No
<b>Subdivision:</b> No	<b>Sewer:</b> Septic System	<b>Foreclosure:</b> None
<b>Covnts/HOA:</b> No/No	<b>Elec/Gas \$:</b>	<b>CFD Avail:</b> No
<b>Appliances</b> Dishwasher, Dryer, Oven, Refrigerator, Washer		
<b>Heat/Cool/WH:</b> Gas/Central/Gas		
<b>Interior Feat:</b> Fireplace Gas, Fireplace-Livingroom, Pantry, Security System, Walk-in Closet		
<b>Exterior:</b> Brick	<b>Roof:</b> Shingle	<b>Driveway:</b> Asphalt
<b>Exterior Feat:</b> Deck, Outbuildings, Workshop Area		
<b>Porch/Dk/Patio:</b> Deck		

**Remarks and Showing Instructions**

**Public:** Come and see this one of a kind home, nestled down an asphalt drive, and situated on 20 acres of wooded land. Trails, an insulated, 60'x40' drive through RV barn (with an additional lean-to along the entire backside), NBA full size gymnasium, and a gated, 4200 sq ft, 4 bed, 3.5 bath brick home, await you. This property is located 15 minutes from downtown Terre Haute, IN, and 2 miles from Interstate 70. The 20 acres of land is made up of approximately 5 acres of landscaped lawn around the house, approximately 5 acres around the gym, and 10 acres that is mostly wooded with two open fields. Wildlife can be seen off the back deck and out the large picture windows of the home. The gymnasium is furnished with professional grade NBA flooring, infrared heaters, speaker and security systems, 3 basketball goals, and lockers. This home offers walk in closets, two gas fireplaces, a half bath in the laundry room, and a garden tub in the master bath. Too many recent updates and amenities to list!

**Agent:** Discuss with the listing agent on the various ways this property can be split up and sold.

**Show Instructions/Lockbox:** Vacant- 24 hours notice for showing. Listing agent must be present at all showings. Pre-approved buyers only. There's a lock box on the gym; code 2410; a Supra on the house./Supra

**Rooms**

Room	Level	Dim	Features	Room	Level	Dim	Features
Foyer	Main	18'6X12	Ceramic Tile Floor	Kitchen	Main	17X24	Ceramic Tile Floor
Office	Main	10'6X13	Ceramic Tile Floor	Bed	Main	11'6X12	Carpet
Bed	Main	11'6X15'6	Carpet	Bed	Main	9'6X9'6	Carpet
Living Rm	Main	27'6X27'6	Laminate Floor	Den	Main	21X21	Vinyl Floor
Laundry	Main	5'6X11	Ceramic Tile Floor	FB	Main	11'6X5	Carpet
FB	Main	8'6X5'6	Carpet	Mstr Bed	Upper	18X20'6	Carpet
Mstr Bath	Upper	16X8	Ceramic Tile Floor	Office	Upper	6X8	Carpet

**Listing Information**

<b>List Office:</b> <a href="#">United Country Burke Auction &amp; Realty (1990)</a>	<b>Minimum CC:</b> 2%	<b>List Date:</b> 01/30/2021
<b>Office Phone:</b> 618-592-4200	<b>Variable:</b> No	<b>Expire Date:</b> 07/30/2021
<b>List Agent:</b> <a href="#">Reuben Stence (359500483)</a>	<b>Owner Name:</b> Lee Webber	

**Phone:** 217-264-8158  
**List Type:** Excl Rt To Sell  
**Possession:** At Close

**2nd Owner:** John Webber  
**Agt Owned:** No

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](https://cibr.mlsmatrix.com)  
Copyright 2021 02/05/2021 10:18 AM