

Catalog of Homes

Vol. 7 ~ No. 1

Online Home Listings
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April/May 2017

FRANKLIN COUNTY

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Catalog of Homes

When it comes to advertising your home some may believe that digital is the best way to market your home and that print is from a by-gone era but rest assured -

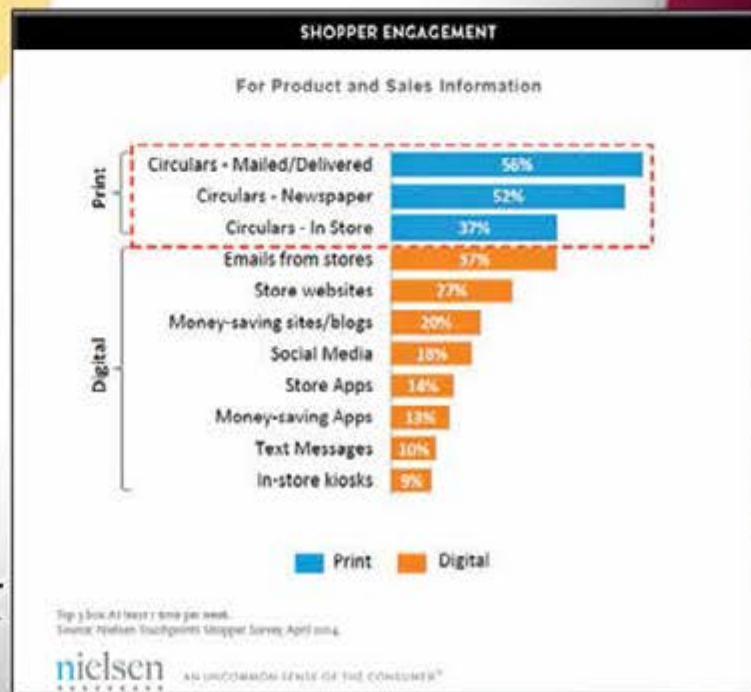
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REDUCED



19186 BRAGG LN., WEST FRANKFORT - Nicely updated 4 bed, 2 bath home on over an ACRE at the WF Lake! If peace and privacy is what you are looking for, this is it! \$160,000. #4110626



2816 CAMBON DRIVE, WEST FRANKFORT - Newer manufactured home on 3 LAKEFRONT LOTS! 2 pole barn garages, 24x30 and 24x50 with a 12' garage door for RV) and a storage building. IMMACULATE move in ready 2 BR, 2 BA home with a screened porch overlooking the lake. If peaceful serenity is what you desire, this may be just what you have been searching for. \$110,000. #411724

SOLD!



2816 CAMBON DRIVE, WEST FRANKFORT - Newer manufactured home on 3 LAKEFRONT LOTS! 2 pole barn garages, 24x30 and 24x50 with a 12' garage door for RV) and a storage building. IMMACULATE move in ready 2 BR, 2 BA home with a screened porch overlooking the lake. If peaceful serenity is what you desire, this may be just what you have been searching for. \$110,000. #411724



1302 DAFFODIL, WEST FRANKFORT - This home is move in ready! From the stainless steel appliances to the furnace, A/C and washer & dryer (only 2 years old), great adult subdivision where yard maintenance and snow removal is done for you! If you want care free living at an affordable price, take a look at this home, it will not disappoint. Spacious 2 bedrooms with sunroom and attached garage. Heavily insulated for low heating bills. \$87,500. #410753



610 W ERNESTINE, CHRISTOPHER - Move in ready home on 3 lots with carport and detached garage. Most updating was completed around 2006, roof was replaced in 2015. Seller is offering \$1,000 allowance for appliances with accepted offer. \$30,900. #410406

SOLD!



1404 RYAN COURT, WEST FRANKFORT - QUALITY BUILT HOME FOR ONLY \$128,000! - Well insulated for low utility bills, gas fireplace, heated ceramic sunroom, large rooms, 3 walk in closets, on 1/3 acre lot in Northern Meadows Subdivision. You won't believe all of the cabinet space in the kitchen! Furnace & A/C only a few years old and new water heater. #408133

UNDER CONTRACT



905 N GLENDALE, BENTON - 3 bedroom home with 30x50 pole barn on two lots. Updates include roof, siding, windows, flooring, plumbing, water heater, electric, subfloor, drywall, and seamless gutters. Call 923-4002 for your viewing! \$64,000. #407710

NEW LISTING



2610 CAMBON DR., WEST FRANKFORT - LAKE FRONT, IMMACULATE home ready to move right in & enjoy year round! This is the perfect place to live at an affordable price! Possible owner financing with 10K down. \$47,900. #411908

NEW LISTING



512 S LOCUST, WEST FRANKFORT - Don't miss this updated 2 bedroom, 1 bath brick home on a spacious corner lot. New stainless appliances, hardwood floors & connecting breezeway that adds more living space. Great value for an all brick home. \$69,900. #411966

NEW LISTING



503 S RUSSELL, WEST FRANKFORT - Adorable 3 BR, 2 BA home on 2 lots, just a few blocks from the WF Park & Recreation Center. Garage could be finished for a 4th bedroom or family room. \$125,000. #411903

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SOLD



VALIER: 2 BEDROOM, BASEMENT - Home is very neat, move in condition, has a fenced back-yard. \$45,000. **MLS #405146**

REDUCED



CHRISTOPHER: VERY NEAT, WELL BUILT
- Will consider a contract for deed. \$38,900.
MLS #409588



CHRISTOPHER: GREAT LOCATION - for any type of business (previously used as Dr. office and R.E. office. \$38,000. **MLS #409915**



SESSER: BEAUTIFUL - 3br 2bath home built in 2011- all efficient low cost heating and cooling. Large closets plus walk-in in Master Br. Lots of kitchen cabinets, extra room in 2 car attached garage. Back patio with fire pit-Home automatic security system that talks to you. Control room temperature, security, garage door, bedroom lighting, cameras by touch screen on wall or remotely via smart phone or computer. Sesser rated near top for schools. **\$\$\$115,000. Call Today. MLS #411834**

NEW LISTING



VARIOUS BUILDING SITES IN PERRY COUNTY!

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20 MINUTES TO Mt. VERNON!



11 ACRES



SESSER: THIS BEAUTIFUL TEN ROOM HOME - ten room home with a security system situated on eleven acres that includes a pole barn with four horse stalls,a stocked pond and two dog pens on a concrete pad with a freeze proof hydrant and electric. There are arched doorways into the formal living room,the dining room,the great room,the kitchen and the master bedroom. The kitchen is furnished with GE Profile appliances,- fabulous maple cabinets,a bay window looking out on crops,a French door out to the deck and a walk in pantry. There are two fireplaces,a central vacuum system both up and down,and geothermal heating/cooling supported by five underground wells. Each bedroom has a walk in closet,there are solid wood doors throughout,and ceramic tile in all the bathrooms,the kitchens,laundry room and sun room. \$455,000. **MLS #407287**



SESSER: FLAT IN VERY NICE RURAL AREA - Great building sites. \$2,500. **MLS #409907**



SESSER: NICE BUILDING SITE - right in town. \$12,000. **MLS #407964**

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NEW LISTING



510 N. GARDNER, WEST FRANKFORT - Very charming remodeled home with open floor plan. All the major updates have been done for you. Home has a newer roof, heat and air, plumbing, windows, kitchen cabinets and flooring. Newer appliances also included. A deck and concrete patio off the back have been added to make a nice place for entertaining. Backyard is fenced in with 3 walk-in gates and 1 drive in gate. A 10x12 storage building stays. Here's a home that is move-in ready! Call today! #412006



307 E. WASTENA STREET, BENTON - Previously CIPS facility, these 2 well maintained buildings could be adapted to a variety of uses. Almost 6 acres of land and 5 acres are fenced. Currently contains well over 17,000 square feet including manufacturing, office, and warehouse floor space. Fiber Optic has just been installed on property. Large commercial yard for parking. Current appraisal at \$350,000. #409069



12030 WOODY ROAD, WEST FRANKFORT - A one of a kind home built in 1957 only needing cosmetic updates. Has six plus acres with a pond. WONDERFUL LOCATION on the SE corner of Rt. 37 and Woody Road just on the edge of West Frankfort. Big front yard and park-like setting in the back yard. Home has three fireplaces, gas and wood. Two are on the main level and one in the full BASEMENT. Three bedrooms and 2 baths with over 3,900 square feet of living space. Roof is just 3 year old. Gas heat is eight years old. Lots of storage! 14x36 enclosed back porch. Partially fenced. Priced to sell at \$169,900! #407728

REDUCED



10594 W. STATE HWY 149, WF - This location was previously a floral shop and a hair salon. Many updates to this property. Great location for various businesses. Conveniently located close to town but not in city limits. Current owners will be replacing the roof before sale. \$159,000. #410100



215 W. OAK, WEST FRANKFORT
\$90,000 - #331171



808 E. MAIN WF - One family has owned this home since it was built. Lots of unique features. Home has huge living room, 2 bedrooms on main floor. Kitchen with dining/family room. Upstairs you will find 2 bedrooms with a family room and full bath. Also a basement with washer/dryer. Detached garage with work shop. Reduced to only \$70,000. #410140

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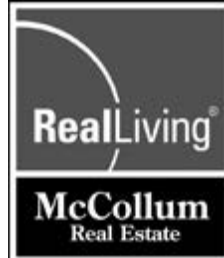
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218-5575



Lynette Ing
Broker
218-1989



Sharon Sulcer
Broker
923-2576



BENTON: Tasteful elegance, 1.5 story, 3-4 bedroom home, 3 baths, guest room with fireplace, beautiful kitchen, in-ground pool, 20'x22' screened porch, large patio area, outdoor grilling station, on a large corner lot. \$399,000 #333234



BENTON: 4 bedroom, 2 bath home with 2 car attached garage, home has high efficiency gas furnace, plus electric strip heat in each room, 14x20 summer house on large back patio, fenced dog pen on 1.8 acres on corner. \$145,900. #408261



BUCKNER: Cute 3 bedroom bungalow with some remodeling done, needs more work, attached garage, corner lot. \$22,500 #411878



MCLEANSBORO: Stately 3 story brick home in very good condition, 7 bedrooms, 4 baths, living room, large foyer, formal dining room, parlor on first and second floors, 7 fireplaces, updated kitchen, full basement, beautiful oak wood work, stained glass windows and hardwood floors throughout, 2 car detached garage (former carriage house), 180x180 lot. \$329,000. #411474



BENTON: Beautiful 3 bedroom, 2 bath home, huge living room with vaulted ceiling and fireplace, partial basement, 2 car attached garage, 3 car detached garage with loft, all on 3 acres across the road from the Benton Country Club Golf Course. \$255,000 #409659



BENTON: Cozy 2 bedroom home with a large yard, on a corner lot, with new bathroom fixtures, carpet and vinyl. Large enclosed breezeway and 1 car detached garage. \$32,900 #411406



ROYALTON: 2 bed/1 bath brick home, newer roof, sits on 2 lots, being sold as-is, building and lot next door is for sale also. \$58,000 #409701



BENTON: Spacious ranch style 3 bedroom, 2 bath home located at Benton Lake, scenic area with personal private lake view, full finished basement, 2 double garages, all on 3 waterfront lots. \$239,900. #411439



BENTON: Fully remodeled home, new roof and windows in this spacious older 4-5 bedroom home with lots of character, in-ground pool, on 2 lots. \$105,000. #410811



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REDUCED



BENTON: Recently updated and immediate occupancy, renters are gone! New kitchen cabinets, bathroom fixtures, 4 new light fixtures, new sump pump in basement and new wood look vinyl plank flooring throughout, perfect for the family with animals or children. Entire home has been freshly painted, including both entry doors. The floor plan has been changed for the better. You won't believe it until you see it for yourself. \$58,900. #408925



CHRISTOPHER: Very nice 1,344 sq. ft. 3 bedroom, 2 bath home with vaulted ceilings, eat-in kitchen with snack bar, each bedroom has a walk-in closet, covered porch, must see. \$54,900. #410552



WEST FRANKFORT: This 1,812 sq. ft. home has 3 bedrooms, 2 baths, with some updates - new roof, siding, deck, doors, wiring, and furnace. Inside of home is not completed, you could make this your own style. Come take a look. \$29,000. #410640



BENTON: Updated, beautiful affordable, move-in ready. This is the perfect 3 bedroom, 2 bathroom house. One level and every inch of the 1872 square feet immaculate. New kitchen, bathrooms, flooring, tilt-in window, exterior doors. The inground pool is very inviting. This is truly a must see. \$164,900. #411466



BENTON: Well built and extremely well maintained brick home, large livingroom, spacious kitchen/diningroom combination, partial basement, attached garage with electric opener, covered patio and concrete driveway. \$79,000. #409287



MARION: The minute you walk in the door of this 4 bedroom, 3 bath home you will love the modern young vibe of it. This 30 something family have updated the following: new kitchen, stainless steel appliances, 2 of the 3 bathrooms completely renovated, new flooring throughout, new stacked stone on family room gas log fireplace, new heat/ac 1 year old, both the downstairs bedrooms being used as a man cave and a kid cave. New laundry room. Large privacy fenced in yard, very desirable, and great for entertaining. \$189,900. #411506



EWING: Ewing Grade School District, which is very desirable. This home has had a facelift, it boasts 2 bedrooms and 2 baths that have new vanities, the kitchen has new cabinets, glass backsplash & countertops. The entire home has woodlook vinyl lamination flooring, with new ceramic in the bathrooms. New ceiling fans & light fixtures, the whole exterior freshly stained, new garage door is ordered. The lot is large at a 1/2 acre of land. You will want to check this one out. \$64,900. #411677



THOMPSONVILLE: Country Living! Fun, fishing, tillable ground. This home with a gambrel roof line is located on 8.43 acres with 2 ponds. The 3 bedroom, 2 bath, 2 story home needs some TLC and creativity to make this a country dream house. Great utility area with lots of storage. A 24x40 pole barn is an added bonus. Location, location, location. This is it! \$75,000. #410714



BENTON: Spacious 2 story colonial home with 3 bedrooms, 2 baths, livingroom with fireplace, diningroom, hardwood floors throughout except for vinyl in the large kitchen, gas furnace, central air, partial basement, vinyl siding. Newer roof (2015) and newer thermopane windows. \$45,000. #412312



BENTON: Beautiful, updated ranch style home with higher ceilings, 3 bedrooms, 2 bathrooms, master bedroom with walk in closet, great room, attached double garage, in-ground pool, covered patio, carport and workshop, extremely nice. \$159,900. #407569



INA: 3 Bedroom, 2 bath home with 40x60 workshop/garage, ideal for automotive or storage. Barn/garage has small living area with bath, all on 12.25 acres near Rend Lake. \$174,999 #401384



BENTON: Edge of town, wide open spaces, 3 bedrooms, 2.5 baths, built in bookcases, intercom fireplace, pool with privacy fenced yard, gazebo, 2 car attached garage \$119,000 #403048



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BENTON: Cute farm house with 2 bedrooms, partial basement, 2 car garage, workshop, all on almost 3 acres near Rend Lake Dam. \$69,900. #410131



BENTON: Well-maintained ranch style home with 3 or 4 bedrooms, 2 baths, newer roof and windows, vinyl siding, attached carport, large deck, 2 detached carports, basement, park like setting. \$159,900. #411772



SESSER: Extremely neat and clean 3 bedroom, 2 bath home, tastefully decorated, well maintained inside and out. \$74,900. #410849

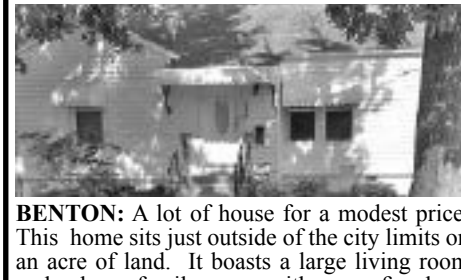
NEW LISTING



BENTON: Spacious 2 story, 3 bedroom home, livingroom with fireplace, diningroom, large kitchen with vinyl floor, hardwood floors throughout, partial basement, new roof in 2015. \$35,000. #412311



BENTON: Nicely remodeled 3 bedroom, 2 bath home with living room that has a gas fireplace, large kitchen, spacious family room, large master bedroom with new carpet. \$65,000 #408720



BENTON: A lot of house for a modest price. This home sits just outside of the city limits on an acre of land. It boasts a large living room and a large family room with a gas fireplace. There is plenty of room to build an addition if you need another bedroom. The home also has a nice garage. \$54,700. #411873

NEW LISTING



BENTON: Cute bungalow house with 2 bedrooms, large livingroom, eat-in kitchen, basement, and vinyl siding. \$36,000. #412219



CHRISTOPHER: Stately older home in great neighborhood with all new carpeting, heat/ac only 5 years old, high ceiling, updated vanity & stool in bathroom, seller states there is original hardwood in the office, but is under all the carpeting. Office could be used as an extra bedroom, but has no closet. The home also has a large 1.5 car detached garage. \$42,500 #334342



CHRISTOPHER: The 3,280 Sq. ft. building has so many possibilities. Once a beautiful brick home and then a funeral home, this turn of the century property has one complete apartment and room for several more. From the hardwood floors to the oak trim this is a beauty in the rough. What a charm! \$89,900. #410091

BUILDING SITES

- #412280 - **BENTON:** Beautiful, wooded, waterfront lot at Lake Moses, Northeast of Benton. Area of very nice homes. Protective Covenants. \$36,000. #412280
- #411421 - **BENTON:** Great location, 8 Lots, Corner. \$20,000
- #407638 - Beautiful, wooded waterfront lot at Lake Moses, in an area of nice homes. \$18,000
- #405208 - 2 lots in Lake Moses Subdivision, wooded and rolling with ideal spot for building. \$22,000
- #408721 - **BENTON:** Large Corner Lot, Ideal Building Site, Shed Not Included. \$8,000
- #410762 - **SESSER:** Building site at the South edge of Sesser on Highway 148. **REDUCED** \$5,000
- #403523 - **GOREVILLE:** Beautiful, wooded, waterfront lot in great development area at the South end of Lake of Egypt in area of very nice homes. \$69,900
- #402909 - **BENTON:** Beautiful wooded, waterfront lot at Lake Moses, Northeast Benton, area of very nice homes. Protective covenants. \$39,900
- #405916 - **BENTON:** 9 rolling acres with barn, road frontage on Route 14 West of Eakin Grove Church Road, beautiful building sites. \$59,900
- #332477 - **BENTON:** 3 nice wooded lots at the edge of town, approximately 1/2 acre with all utilities available. \$7,500
- #329960 - **BENTON:** 2 very nice lots, ideal for building your home. \$2,000
- #333286 - **BENTON:** 2 Lots, deep lots for building your home on the East side of town. \$3,500
- #326875 - **BENTON:** 13.8 Acres, near Lake Moses, just minutes from town. \$49,500
- #307870 - **BENTON:** 36 Residential Lots. Approx. 6 acres total. Ideal for new home construction. \$69,900
- #285050 - **BENTON:** 78 x 142 building site in good neighborhood. Convenient location. \$5,000
- #263041 - **BENTON:** Nice 2.5 acre building site, area of nice homes. Edge of town location. \$39,900
- #319401 - **BENTON:** Almost half an acre conveniently near town. Utilities available. \$8,500
- #330319 - **BENTON:** ATTENTION INVESTORS. Great development property 32 1/2 acres next to Rend Lake. Will subdivide. \$250,000
- #332197 - **BENTON:** REDUCED 2 Lots, ideal for duplexes or professional offices \$9,500
- #319020 - **BENTON:** 3 Nice Lots, corner location great neighborhood \$15,000
- #327550 - **BENTON:** 135.17 x 150 Double Lot \$8,900



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BENTON: Well-maintained, older home with large livingroom, diningroom, newer kitchen, 2 bedroom, brand new carpeting and detached garage. \$48,500. #410134



BENTON: Sturdy 2 bedroom, 1 bath, ranch style home that needs TLC, on 5.3 acres on the edge of town, detached carport, and full basement. There is no septic tank. \$59,900 #412460



BENTON: 3 bedroom, 2 bath, 3 acres of country living complete with its own pond. This property boasts several fruit trees and bushes, a heated workshop, chicken coop, covered swing, and 2 car carport. The home has new A/C and windows. A gem of a home for any buyer. \$110,000. #402824



BENTON: 3 bedroom, 1 bath bungalow, this home is a project currently being renovated with handicapped accessibility being primary focus. If owner completes the price will be higher. \$69,900 #330544



BENTON: (West City) Spacious 3 bedroom home with 2.5 baths. Double garage and nice deck. On 3 acres so there is plenty of room for outdoor activities. Motivated seller. \$84,900 #407559



BENTON: Sturdy older home with foyer, 2 bedrooms upstairs, living room, dining room, kitchen on main level, fireplace, screened porch, basement, central air only cools main level—no duct work to upstairs. \$22,000 #332128



SESSER: 2 bedroom 1 bath home on 2 corner lots, large kitchen, wood floors, with basement garage. \$25,000. #410164



BENTON: Beautiful 3 bedroom, 2 bath ranch with family room addition, 2 car garage, deck, and patio all on half acre at the edge of town. Don't wait to see this one. \$89,900. #410122



BENTON: Sturdy brick home with new large familyroom, 3 bedroom, 2 bathroom, basement on corner lot. \$92,000. #410136

BACK-UPS WANTED



BENTON: Cozy 2 bedroom home in the country on 1.48 acres, double carport plus a pole barn garage in Ewing Grade School district. \$53,000 #404615



BENTON: Remodeled and spacious 1.5 story home with 4 bedrooms, large living room, kitchen with appliances, family room, and detached garage. \$63,500 #405913



BENTON: Sturdy brick bungalow with 3 bedrooms, livingroom, with fireplace, basement and a huge 3 car garage. \$65,000. #412130



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BENTON: Totally remodeled home with 2 bedrooms (could be 4), 2 baths, large kitchen-dining area with plenty of cabinets, living room, family room (could be 4th bedroom or in-law suite), 2 attached garage, large corner lot. \$89,900 #330546



WEST FRANKFORT: This lovely home sits on 1 lot that is fenced and has a 2 car garage and 2 car carport, eat-in kitchen has been updated with new cabinets that have soft close drawers. The large living room boasts a stone fireplace, bathrooms have been updated with new fixtures and flooring. The roof is new and the overhead garage door, and if all that doesn't spur your curiosity, it also has new heat/ac and hot water heater. All of the expensive updates lhave been made. Don't miss out, make your appointment today. \$99,900. #408509



BENTON: This majestic two-story beauty is located South of Benton on what was once the county fair ground. From the brick exterior and well maintained lawn and gardens to the ornate original woodwork and hardwood floors, this home is a one of a kind. Beautiful oak sliding library doors separate the parlor and the dining room. A lovely fireplace warms the den. A stately staircase adorns the front foyer. Upstairs, the ornate woodwork continues through out accompanied by shiny hardwood floors. This Arts an Craft style home has been well maintained throughout the years. In 2006 the roof was replaced, all the windows were replaced except in the enclosed front porch, also 2 electric back-up heating and A/C units were installed. A 1 bedroom guest house sits on the back of the property. \$239,900. #410916



SESSER: 2 bedroom, 1 bath house on 2 lots near downtown Sesser. Home is currently uninhabitable. \$9,000. #411596



BENTON: 3 bedroom, 2 bath, pole barn house with 6" walls, large livingroom-kitchen combination, wonderful country setting, 3 acres. \$85,000 #403286

ACREAGE

#409124 - Very beautiful 60 acre tract of land with woods, pastures, 3 acre pond, 50x60 pole barn with concrete floor and electric garage door. City water, septic and electric on the property. \$349,000.

#409123 - Beautiful 13.5 acre parcell of land at the Southwest edge of Benton, some woods. \$120,000

#409011 - 36.21 mostly wooded acres, Ameren has an easement on property, electric, water and septic is on site. **REDUCED** \$90,000.

#406104 - **BENTON:** This is a hunters paradise, 35 acres of wooded land complete with a creek, cleared areas for food plots and surrounded by woods on three sides. Photos included of game hunted on this land. Electricity and city water is available, so also perfect for home site. Perfect location, close to town, but rural, secluded and quiet. \$110,000

#406340 - **LOGAN:** 20 farm acres covered with timber and undergrowth, secluded location is perfect for hunting: deer, turkey, & bobcat! Lots of wildlife and perfect building spot if you want to live in the country. \$89,900

#406874 - **LOGAN:** Great piece of wooded land which gently rolls. This property is perfect for a quiet secluded home place with lots of wildlife watching or hunting, 20 acres, must see. \$89,900

#332602—**BENTON**—35 acres prime property that has water already on the site, electric runs right in front of property and property joins the big muddy river with approximate 660 feet of river frontage. \$149,000

#313795—**BENTON**—20 acres at the edge of town, currently farmed, but potential for housing development or commercial. \$120,000

#334440 - **BENTON**- 13.8 Acres, near Lake Moses, just minutes from town. **REDUCED** \$45,000

#325337 - 3.7 ACRES, wooded, level building site, edge of town, frontage on 2 streets. **\$39,900.**

#306511 - **BENTON:** Prime location near I-57. Ideal for commercial development \$175,000

#317956 - **BENTON:** Just West of I-57 behind former Big John's grocery. 17 acres in prime commercial location. \$150,000

#305180 - **BENTON** 15 acres in a very nice sub-division near town. Build your dream home here. \$62,500

#410379—**BENTON**—32.5 Acres, utilities are available, a beautiful area conveniently located. \$250,000

#405832—80 acres in Hamilton County, 18-20 acres could be cleared to be tillable. \$280,000



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BENTON: Needs TLC and lot of love. 1344 square feet home with newer metal roof and siding. Gas forced air furnace and updated wiring, Price is right to make this your own!! \$12,900. #408622



CHRISTOPHER: 3 bedroom, 1 bath home, living room, dining room, is being sold "as is". Needs some TLC. \$19,000 #411284



BENTON: Remodeled 2 bedroom, 2 bath home in a good neighborhood with a large fenced backyard. \$55,000. #410185



NEW LISTING
BENTON: Former warehouse that has been converted into 2 spacious loft style condos with work area and garage area on the first floor, entire 2nd floor is a large condo, 3rd floor is another entire condo, access via elevator or stairway, large fenced back yard. \$399,000. #412608



NEW LISTING
MACEDONIA: 23.75 acres with a large 2,352 sq ft home complete with every architectural detail imaginable. Nine ft ceilings throughout the house with a tray ceiling in the living room and large arched windows giving this country home a vast spacious feel. The living spaces are separated by large openings adorned with segmented arches, ample natural light and a great view of mother nature. From the custom made steamed cherry cabinetry in the kitchen and master bath to the air jetted tub with a heated back rest, this luxurious home is a must see. Also a 50x60 pole barn and 9 acres fenced in Ewing school district. \$299,900. #412365



REDUCED
BENTON: Restored and well-maintained, 2 story Victorian home with 3 or 4 bedrooms, 2 baths, beautiful staircase, stained glass windows, partial basement, 2 lots, circle drive, must see. \$124,900. #411416



BENTON: Property is fully fenced, Has 3 horse stall barn, 40x40 pole barn with 40x10 lean to, property is hidden away on the edge of town surrounded by woods. \$32,000 #407886



REDUCED
SESSER: 2 bedroom, 1 bath home with glassed in front porch, partial basement, attached carport, investment property, currently rented. \$15,900 #409148



BENTON: 3 bedroom, 1 bath on a corner lot, good location for possible office, updated kitchen, new boiler in 2016, attached carport, 1/2 lot fenced. \$49,900. #411761



REDUCED
SESSER: Small 1 bedroom, 1 bath home hear downtown Sesser, good investment property, currently rented. \$9,100 #409150



BACK-UPS WANTED
CHRISTOPHER: Nice clean, well maintained 2 bedroom, 1 bath home located in a nice neighborhood on the outskirts of town. Roof and gutters replaced in 2014, gas furnace in 2012, windows in 2004, water heater in 2011, and bathroom fixtures including walk-in shower, high rise commode and pedestal sink. Nice covered porch and large yard with a Cook storage shed. \$24,900. #407897



BENTON: Cute Cape Cod Style House, 2 bedrooms, 1 bathroom, partial basement, 1 car attached carport, needs TLC. \$12,000 #334467



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WEST FRANKFORT: 4 bedroom, 5 bath home, on more than an acre, a pond and a pole barn for the outdoorsman or woman, an inground pool for the kids, plus an immaculate home in the country. The detached garage has been converted to a pool house/shop with a 1/2 bath, but could easily be converted to an apartment. The home has a ton of storage with new kitchen with soft close drawers & large pantry. Home has tilt in windows, and newer roof. Freshly stained exterior and gazebo. This home is a must see! \$199,900. #410919



REDUCED

SESSER: Location, Location, Location, this home is in one of the nicest neighborhoods in Sesser. It is listed as a 2 bedroom only because the other possible 3rd bedroom does not have a closet. It has a large backyard and would be a marvelous starter/retirement home. \$61,900. #410950



BENTON: Cozy home with 4 bedrooms, large yard, attached 1 car carport. \$24,900 #412318



BENTON: Cute ranch style home with 3 bedrooms, 2 baths, partial basement, attached carport, detached garage/workshop. \$39,900 #409652



BENTON: Move in ready, Open floor plan, 1032 square feet, with 2 bedrooms and a updated bath, its darling, nice lot with great deck for outdoor living, super neighborhood \$55,900. #411873



CHRISTOPHER: Very nice totally remodeled inside 6 years ago including windows, Lennox heat pump, air conditioning, electric, plumbing, sheetrock, insulation in walls, and partial new roof (main section 8-10 years old). This home has a large living room, eat-in kitchen with nice cabinets, granite counter tops and stainless steel sink, and a nice concrete and brick front porch. There is also a 1 car attached carport and a 30x40 insulated pole barn with concrete and electric on a partially fenced corner lot. \$75,000. #410222



MT VERNON: Totally renovated brick ranch style home at the north edge of Mt. Vernon, in nice area of homes. This beautiful home features 4 bedrooms, 2 baths, large dining room, family room, lovely kitchen with granite counter tops, new flooring throughout, marble floors in bathrooms, new Trane heat pump and central air, partial basement, patio, double carport, on .65 acre lot. \$185,000. #410979



REDUCED

BENTON: Beautiful 3 bedroom ranch style home with 2 baths, livingroom-diningroom combination, family room, new roof, newer thermopane windows, brick and vinyl exterior, deck, large corner lot. \$89,900. #410276



SESSER: 3 bedroom, 2 bath Trilevel home near South Sandusky Beach at Rend Lake. Has 2 attached garage, partial basement, deck all on 2 acres. Very beautiful area, come check this home out. \$149,900. #410949



EWING: Historic home of William King, owner has abstract going back to 1856 Well maintained home, with original window/door trim. Owner has original doors stored in garage, hardwood floors throughout. Beautiful foyer staircase, and back servant stairs off kitchen. Electrical updated, well preserved historic home, would make a great bed and breakfast. \$139,000 #406014



SOLD

BENTON: If you watch HGTV you know location & resale are the 2 big things to consider in house hunting. This home has both. It is in a great neighborhood & it is hard to find a 4 bedroom, 3 bath home in this price range. It also boasts not only a nice size living room but also family room/den. Sellers have updated the kitchen and put in new heat/ac, hot water heater & windows. Make your appointment quick before it is sold. \$124,900 #411164



BENTON: 2 bedroom home at the edge of town, 4 lots, home is partially remodeled, newer siding, roof and windows. Interior needs finished. \$55,000. #408709



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BENTON: High quality, spacious, duplex with two 2 bedroom apartments, attached garage with opener, patio doors to deck, very nice. \$185,000. #408468

BENTON: Very nice, high quality, duplex, two 2 bedroom apartments, attached garage with electric opener, patio doors to deck, come check this one out. \$185,000. #408471



SOLD

BENTON: This 3 bedroom, 2 bath home sits on two corner lots with mature oak trees, privacy fence in back yard, newly remodeled bath and family room, new carpet throughout home, ceramic tile, new wood burning fireplace with blowers, new atrium doors to back yard, new AC and duct work summer of 2016, new kitchen cabinets with granite counter tops, new vinyl siding on front and side of house. Open floor plan in good neighborhood. \$109,900. #411262



REDUCED

WEST FRANKFORT: This 3 bedroom ranch has 1,500 square feet of living space, a large eat in kitchen is perfect for family or entertaining, the living room has large windows for natural light and a wood burning fireplace for cozy winter nights, only half a block from the beautiful city park. What a great house and location! \$79,999. #409820



MT VERNON: Well-maintained 8 unit apartment building within walking distance of downtown Mt Vernon, all 1 bedroom units, ranges, refrigerators, and window unit a/c included. \$231,000. #411318



NEW LISTING

BENTON: 4 bedroom, 2 bath home with new countertops and flooring in the kitchen & bathroom, also new hotwater heater & roof. Whole house is freshly painted. Large rooms, original hardwood throughout, cedar lined closets, large 2 car detached garage. Dry basement making it possible to have 2 more rooms downstairs. \$129,900 #412379



NEW LISTING

BENTON: Fully remodeled 2 bedroom home with new paint and flooring throughout, livingroom-diningroom combination, partial basement garage, corner lot. \$54,900 #412513



NEW LISTING

BENTON: Brand new, spacious home, 3 bedrooms, 2 baths, great room with vaulted ceiling, walk-out basement, garage, 3 acres at the edge of town. \$200,000 #412537

BACK-UPS WANTED



NEW LISTING

BENTON: Quality-built brick home, 3 bedrooms, 2.5 baths, livingroom, formal diningroom, family-room with fireplace, sunroom with 2nd fireplace, attached garage, inground pool, almost one acre in great neighborhood. \$219,900 #412566



NEW LISTING

BENTON: Neat home with 2 bedrooms, livingroom with gas fireplace, diningroom, kitchen with plenty of cabinets, walk-in closet in master bedroom, covered patio, 2.5 car garage with electric opener, 2 lots, fenced back yard with shed. \$49,900 #412591



NEW LISTING

BENTON: Stately older brick home in desirable neighborhood. Large yard, original hardwood through most of this home. Large entertaining rooms. This home has the feel of days gone by with a great kitchen for the person who loves to garden and can, or cook for family or entertaining. Nice 2 car garage and circle drive. This home makes a statement. \$164,900 #412596



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COMMERCIAL PROPERTIES



BENTON: 2 story commercial building on East Main Street, one half block East of the Benton Public Square, downstairs consists of remodeled commercial space with new drywall, gas fireplace, ceramic and carpeted flooring, move-in ready, previously rented for \$350 per month. Upstairs has two 1 bedroom apartments, totally remodeled, each with kitchen, bath and living-room, each rented for \$350 per month. Tenants pay own Ameren bill, owner pays water bill. \$65,000. #408837



BENTON: Large concrete block commercial building located with 2 blocks of downtown Benton, ideal for sales, offices, warehousing, ect. \$47,500. #332019



SESSER: Remodeled 2 story brick commercial building in downtown Sesser. \$80,000. #411592



BENTON: Six storage buildings each measure 20x170 with an office being in part of the first building. \$650,000. #411597



BENTON: Well-maintained brick commercial building at the edge of town. New carpet and interior paint. 2 handicap accessible restrooms and a utility room. 10 offices, a conference room and a large reception area. Concrete parking for 18 cars. On .62 acre. \$169,000 #412360



BENTON: Commercial/industrial building with 12,950 sq ft of manufacturing or warehouse area, plus office area with 2000 sq ft on 1.8 acres at the northwest edge of Benton and West City, in the Benton Industrial Park Sub II. This building is currently leased through August 2018. \$609,000. #411599



INA: Commercial building at a very affordable price. Pole building with over 3000 sq. ft. includes main room of 1344 sq. ft with concrete floor, 2nd large room is 1792 sq. ft with partial concrete floor, 8'x 24' covered area, 12' x 16' office area with wall heater and a/c, restroom, 75' x 142 lot. This building has 3 phase power and a 400 amp breaker box. \$29,000. #321691



MT VERNON: Stately 3 story brick apartment building within walking distance to downtown Mt. Vernon, 6 - two bedroom units, full basement, corner lot in area of historical homes in Mt. Vernon. \$168,000. #411147



VALIER: Brick building, formerly housed a bar and grill, includes equipment, and has new windows. Also has a covered area attached to the building with picnic tables. \$69,000. #410497



CHRISTOPHER: 5 Unit Apartment Building. One apartment with 1 bedroom and 4 apartments with 2 bedroom. All 5 apartments have appliances. \$63,000 #410672



INA: Great Investment Opportunity, 16—2 bedroom/2 bath furnished apartments adjacent to Rend Lake College. The apartments are primarily rented to Rend Lake College student athletes. \$1,595,000 #407243

BACK-UPS WANTED



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COMMERCIAL PROPERTIES



BENTON: 3 buildings, one entire block, road frontage on all 4 sides. 2 story buildings with several ground floor commercial renters, office upstairs rented, excellent income producer. \$184,000. #410959



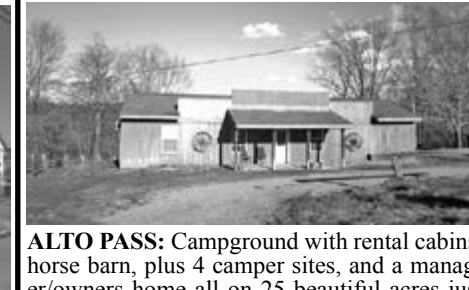
BENTON: Medical clinic with office space for 8-9 doctors and has one tenant who is a pharmacy. Large parking area, 1 block from Franklin Hospital. \$395,000. #412284



BENTON: Church: Auditorium, fellowship hall, 2.5 baths, forced air gas heat, 2 wall air conditioners. \$49,900. #410725



MT VERNON: Well maintained apartment complex in great location, minutes from downtown, 14 units, great investment. \$360,000.



ALTO PASS: Campground with rental cabins, horse barn, plus 4 camper sites, and a manager/owners home all on 25 beautiful acres just downhill from the scenic Bald Knob Cross. Must see to appreciate this awesome property. \$199,000. #411862



BENTON: Large 2 story building currently used as Antique Store, suitable for many uses especially retail or office space. New electrical service, gas line, 2 newer Lennox gas furnaces, new rubber roof in 2011, newer 10 ton central air unit. No antiques go with sale. \$169,000. #411117



BENTON: Large commercial building with office space plus controlled climate storage and outdoor covered storage. Fenced parking and storage with gated entrances both front and back. Canopy covered loading and unloading area with 30+ foot roof clearance. One block South of Public Square. \$79,000. #410090



BENTON: Great commercial location on West Main Street, high traffic area, 1,875 sq. ft. building. \$185,000. #410236



BENTON: 3 metal buildings and a Cape Cod Style House that was used commercially, all on 3.5 acres, East of Town. House/Office is 1500 sq ft small metal office 14x28, one pole barn is 30x120 and the other pole barn with taller side walls is 54x60. \$195,000 #406870

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David McCollum
Managing Broker
439-9163



Tany Steckenrider
Broker
927-1176



VALIER: Neat 3 or 4 bedroom ranch with 2 baths. Many updates including kitchen and flooring. Has an open floor plan. Also includes a 30x40 pole barn with concrete and electric. Sets on 2 corner lots. #411452



WEST FRANKFORT: Unique contemporary home in great location across from Franklin County Country Club. Features 3 bedrooms, 2 baths, large living room, dining room and spacious kitchen. Has 2 car detached garage and extra building with heat, air and bathroom located behind house ideal for office or guest quarters. Sets on large lot. \$165,000. #409763



SALE PENDING

WEST FRANKFORT: Very nice 4 bedroom 2 bath home with 2300 sq. ft. of living space just minutes from town. Finished basement with poured walls. Master bedroom with master bath with jet tub, separate shower and 2 walk-in closets. The attached 2 car garage has heat and air. Large deck off of the sunroom that overlooks the fenced back yard and stocked pond. Also includes a pole barn with finished room with heat and air. Property is totally fenced with remote gate and asphalt drive. Sets on 3.30 acres. \$170,000. #410655



SALE PENDING

WEST FRANKFORT: Great value for this 3 bedroom 2 bath home. Has large eat-in kitchen with appliances and patio doors leading to the covered patio. Utility room with large closet and washer & dryer. Sets on 2 lots with fenced back yard. \$75,000. #410660



SALE PENDING

CHRISTOPHER: Very well maintained 3 bedroom 2 bath home. Large eat-in kitchen with appliances. Great location just a few blocks from grade school. Nice 2 car attached garage. Sets on 3 corner lots. Must see to appreciate. \$74,900. #409896



SALE PENDING

ORIENT: Nice property with a 30x48 pole barn with utilities and separate drive. Also has a 2 car garage and utility hook up for home or RV. Wooded park like setting just minutes from town. \$32,000. #411200



WEST FRANKFORT: All industrial steel building with attached block building. Block building has 6 rooms, bath and kitchen. Building could be converted for many uses. Overhead door is 20x20 side door is 12x12. Sets on 4 lots with ample parking 1 block from I-57. \$325,000. #329238



WEST FRANKFORT: Prime commercial property. Located just west of 57 on south side of state hwy 149 and west side of Vanity Fair Rd. 1.27 acres. \$299,000. #407134



MULKEYTOWN: Great country location with 15 acres. Good for farming, pasture or building sites. Has 844' road frontage. Water and electric available. \$75,000. #329618



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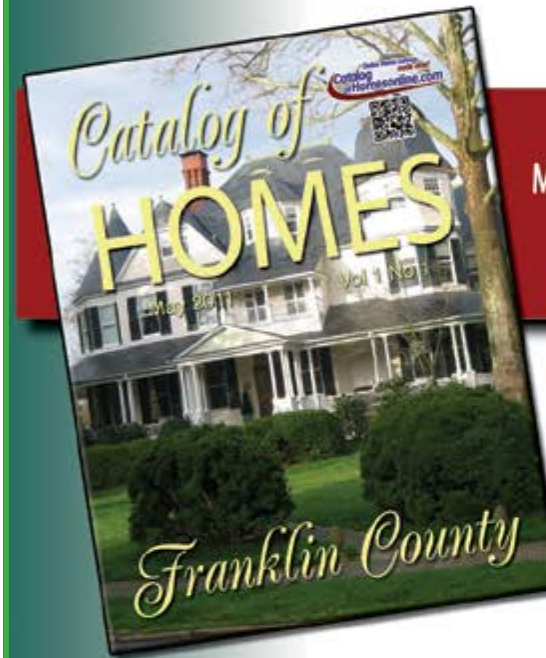
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NEW LISTING!



609 East St. Louis St., W.F. - Corner lot 3 bedroom, 1 bath. Close to school and downtown. #411710

5 BUSINESSES UNDER 1 ROOF



602 W Main St. W.F. - This Low Maintenance Commercial Building on West Main Street of WF is in Very Close Proximity to Interstate 57. Perfect Landlord Opportunity with 5 Business Suites, Rent One & Subway anchors. End Unit (smallest & cheapest payment) is open and we are accepting Lease Applications. Available business suite for lease contact Kert. Multi-Year Leases are in force currently. Call your agent and turn this distant dream to a cashflow reality.

HOME WARRANTY



123 Maple St., Zeigler, IL - 3B 2B Blacktop drive with enclosed porch & Carport. Some updates have been made but the Hardwood under the carpet is thought to be original. Valued at \$55K.



206 N Jefferson St. W.F. - 3 bedroom. Office could be used as 4th bedroom. Both bathrooms are remodeled. Very big living room. Small basement for safety & storage. The Privacy Fence hides the great layout of the backyard. Detached garage. New furnace unit 6/2016.



RAZER APARTMENTS - Move in ready right now! 2 bedroom, 1.5 baths, \$600 monthly.



1203 E Oak St, West Frankfort - Cute 2 bedroom 1 bath home in walking distance to Casey's. Covered front porch. Big Living Room. \$29,900



1702 E Elm St., West Frankfort - 4 Bedroom 2 bath house on 2 corner lots. Large kitchen, den, utility room. Gas F/A heat and central air. Vinyl siding with screened in porch and asphalt drive. One lot is fenced in. 1 car garage and 1 car carport. #409483



702 W. Poplar St., W.F. - 2 Bedroom 1 bath corner lot Commercial area. Valued at \$20,000.



7364 Jilek Drive, Benton - Beautiful Craftsman built in 2013, immaculate inside and out, sitting on 2.37 acres, Benton District. Upon entering, you will be thrilled with the hardwood flooring, ceramic tiling, open island, private office, large master br with bath containing garden tub and shower stall, walk in closet, and that's just the top floor. Walk down into an open kitchen/dining/living/rec area that has a French door to walk out basement patio. Total of 4 bedrooms, office, 3 bathrooms, attached 2 car, detached garage, walk out basement finished and a perfect location/setting. #411290

REDUCED!



614 S. Russell St., W.F. - 3B 1B Move in Ready! All new drywall & flooring. Beautiful new kitchen cabinets, stove & dishwasher. New hot water heater 2015. Newer roof. Home warranty included! Foot distance to Aquatic Center, trails, ball fields, picnic. Interior Immaculate.



1007 Latrobe Road, West Frankfort - Edge of town on 3-1/2 lots. New windows, Furnace 2005, roof 2013, hot water heater 2016 Cook top 2016 sump pump 2013. Original hardwood floors downstairs. Bay window in living room with wood burner. Family room with gas fireplace. New back deck with handi-cap ramp. Fenced back yard. #411006



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306 Christopher Rd. - New windows, siding, back entry door. All new master bedroom from top to bottom. Home is air sealed, new insulation. New bathroom. Beautiful new terra cotta tile in kitchen and dining room. original hardwood woods in 2 bedroom New hardwood in master and office. Freshly painted thru out. New deck and new light fixtures thru out the house. garage has new roof and both new doors. MUST SEE TO APPRECIATE!!!! Sold as IS. #408715

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REDUCED!



Apartment Building W.F. - 5 units with storage rooms and office. 4 are 2 bedrooms and 1 one bedrooms. Great investment opportunity Metal Building and roof. Low Maintenance! Serious buyers will know this is a good deal. Call Kert for more details - 618-923-2069. \$169,900.



407 N. Van Buren, W.F. - 2 Bedroom, 1 bath older home for \$22,000. #411408



11764 N. Highway 37, Benton - Located just North of Benton on Rt. 37, across from Conservatory, great highway frontage, esp if seeking commercial location. Existing home contains 3 bedroom, 1 bath, living room has a large stone, wood burning fireplace, lots of knotty pine with a rustic feel, needs renovations done but has great potential plus an excellent location.



16695 Malone Road, T-ville - 18 Acres mostly wooded PLUS a Stocked Pond in Southern Illinois equals spectacular Hunting and Fishing!! This Home is 2200 square feet. Big Kitchen, Bigger dining room, and a huge living room that was recently added. 3 bedrooms have been remodeled to make larger. 2 well sized baths. Its the perfect layout for a home. #406912



310 S Lincoln St., Royalton - Large 2 bedroom w/ Large NEWER kitchen. Privacy fence, shed with carport, and deck. \$32,000.



315 N. Douglas St. W.F. - This property at 315 N. Douglas St. in West Frankfort, IL is located only blocks from Main Street(CVS, Sonic, Etc.) Possible 3 Bedroom 2 Bath. The Bathrooms were updated a few years ago. #407825



Corner of 5th and Rt 37, West Frankfort - Residential with commercial possibilities. Especially with attached garage and attached pole garage. Beautifully restored hardwood floors, an oversized living room, huge kitchen with lots of cabinets, basement, 3 bedrooms, don't just drive by, go inside, we would be glad to meet you there. \$89,500. Reduced to \$82,000. #323670

COMMERCIAL / LAND

Benton Square commercial business building available.
116 S Emma St., West Frankfort - corner building with parking lot behind and other nearby buildings for sale. Former Photo Studio.
200 E Main, West Frankfort - fantastic downtown corner location, bldg needs some TLC but great money making site!!
1209 E. St Louis, West Frankfort - Land with Garage. Room to build your new home. \$9,500. #333757
Route 14 W. Benton - 1/2 Acre building site just West of Eakin Grove Rd. Asking \$10K You call & make offer!!
228 E Main (Commercial Bldg) - Our city is sold on new growth of our downtown. TIF and enterprise zoning, call our city hall for city funding, call us to view this 2 story commercial bldg, 937-2121. #407143



1718 Winery Road, W.F. - 2.75 acre just West of W.F. Custom design inside and out, beautiful 2nd floor master loft sitting with full bath and spiral stairway to star viewing room, double size walk in closet. 3 great size bedrooms, 1 with personal loft area. 2 fireplaces that are visible from either dining or living rooms. Gravel driveway

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NEW LISTING



SESSER: 311 W. NORTH - Built in 2014, this newer construction 3 bedroom, 2 bath home is built with insulated concrete R50. Nice laminate floors throughout, large closets, nice stainless appliances, utility room/pantry, 2 car attached garage, high efficiency heat pump for very reasonable electric bills! Offered at \$125,000. #412452



NEW LISTING



WEST FRANKFORT: 1093 Crystal Dr. - Enjoy all the updates in this 3 bedroom, 2-1/2 bath home. This well-kept property is located on 4.6 acres, lovely private pond with bridge, 2 car + attached PLUS 2 car + detached garage, gazebo, nice sized deck, and covered patio. The interior includes 2 natural gas fireplaces, large bedrooms with ample closets, security system, partial finished basement with full bath and family room. Offered at \$199,900.

SALE PENDING



ROYALTON: 5079 River Rd. - Country living on 4 acres with pond, pole barn, very nice 3 bedroom, 2 bath home with open living/kitchen area plus a large family room great for entertaining. Relaxing screened in patio plus a covered front porch. Very nice place!!!!!! Offered at \$199,900. #411263

NEW LISTING



THOMPSONVILLE: 23314 Eastern - Country living at its best! This 3 bedroom, 3 bath spacious home features nice size rooms, covered front porch, covered back deck and 2 car attached garage. There is also a 36x56 large pole barn with office area, small apartment space or recreation space with still enough room for tons of garage space. All this situated on 2 acres! Offered at \$155,000. #412561



DESOTO: 17635 Rt. 149 - This is located on 2.33 acres! The main home on this property is a large 2 bedrooms, 1-1/2 baths with a full size basement which appears to be dry. 2 car attached garage, 2 car attached carport and sunroom. Huge 35x70 pole barn and a 2nd, 2 bedroom home with carport. This home is rented for \$500 a month. Offered at \$159,900. #410953



BENTON: 305 E. Smith - Just some finishing work on this 3 bedroom, 2 bath home and you will have some great space! Vinyl siding, 1 car detached garage, newer kitchen, master bedroom with master bath and walk in closet. Priced to sell! Offered at \$59,000. #409951

NEW LISTING



MULKEYTOWN: 5459 Harris St. - Cute 3 bedroom, 2 bath bungalow with attached garage situated on close to an acre of land. Offered at \$39,900. #411900



ROYALTON: 124 N. Lincoln - 2 bedroom home with 2 car attached garage. Newer wiring, windows and siding. Large storage/utility room plus 2 storage sheds, all located on a nice corner lot! Priced to sell FAST. Offered at \$25,000. #409997

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CHRISTOPHER: 602 N. Emma - Nice, well kept bungalow situated on a beautiful landscaped corner lot. This 2 bedroom, 1 bath home features spacious rooms, hardwood flooring, a full basement, detached garage and carport. You will love the cozy feel of this adorable home! Offered at \$55,000. #411651



DUQUOIN: 419 N. Line - Are you looking for a newer home with nothing to do but move in? This home was built in 2010, it is 2 bedrooms with super large bath sporting a jet tub, walk in shower, open concept dining and kitchen with beautiful cabinetry, hardwood flooring, walk in closet, on demand hot water heater, plus an awesome 30x 40 pole barn all situated on 2 lots! Very sweet home! Offered at \$99,900. #408431



ROYALTON: 205 Fairdale - Cute little cabin style, handicap accessible one bedroom home situated on 5 lots. This home has plenty of storage, large rooms throughout and a nice covered deck for relaxing. The lots boast a nice garden plot and many fruit trees. Low maintenance, quaint, efficient and ready for new owner! Offered at \$39,900. #409993



CHRISTOPHER: 202 W. Helen - Move in ready 2 bedroom home situated on a corner lot featuring a large living area great for entertaining, newer roof, siding, ceramic and carpet, nice double garage, fenced back yard, covered porch and just waiting for new owners! Offered at \$54,000. #416454



ZEIGLER: 103 Baggott - Three bedroom house on a large corner lot. Detached one car garage with workshop. Offered at \$49,900. #411612



JOHNSTON CITY: 505 W. Broadway - This 2 bedroom home has had a roof and decking replacement in the last 4-6 years. Gas heat, sit down shower, unfinished basement and an additional 2 bedroom home in the rear. Offered at \$45,000! #408456



ROYALTON: 513 S. Main - Strong and built to last best describes this home which sits on 3 shaded lots. This 2 bedroom bungalow features large rooms, a fireplace in the living area, dining area features built ins, spacious eat in kitchen, good closet space, a basement for storm season and extra storage and a large detached garage with great attic storage plus another smaller storage shed. Plenty of room in this home! Offered at \$39,900. #409816



BENTON: 204 W. Webster - You won't want to miss viewing this beauty! The historic home once belonged to Max Pulliam's family, a member of the Shelton Gang. Quality workmanship; newer, huge master suite with vaulted, beamed ceiling, huge walk in closet and awesome master bath with heated ceramic floor, well appointed charming kitchen with top brand appliances, parlor with bay window and fireplace, and oversize 2 car garage, all located on a lovely shaded large lot! Too much to list! #409540



BENTON: 1337 State Highway 14 - Tucked away from the road on 36+ acres awaits your country paradise! Plenty of room for all your outdoor activities and tons of storage! Relax in the garden tub, enjoy the wildlife from your deck, or get cozy in front of the fireplace, this home offers all three, plus a large pole barn. Come and see for yourself today! Offered at \$175,000. #409803



ZEIGLER: 311 Wilcox - There are mature trees on these 10 lots which go with this home. The 2 bedroom home will need some work. Hardwood floors, 2 bedrooms with eat in kitchen and large 3 season room in rear. 1 car garage and 1 car carport with a workshop attached. Offered at \$65,000 #401819

LOTS, LAND & COMMERCIAL

NEW! CHRISTOPHER: 115 Market St. Large commercial building situated in the business district on Market Street in Christopher. Use your imagination! Offered at \$29,900. #408880

BENTON: Red Cedar Ct. Nice size lot available near Lake Moses. Offered at \$15,900. #329229



ZEIGLER: 502 S. Main - LOCATION, LOCATION, LOCATION! Perfect for existing business or building a new one! Existing structure was previously a filling station with 4 bays, office, bathrooms with 2300 square feet. 4 way at 148 & 149 with high traffic count! Offered at \$99,900. #409384



Paul Coons - Managing Broker
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BENTON - Large 2 bedroom home located on corner lot. Has fenced yard, 1 car garage, front porch, newer roof, and some newer windows. \$42,000. #409791



NEW LISTING

BENTON - Large 4 bedroom, 2 bath home on a corner lot. Home has vinyl siding and windows plus an attached garage. \$25,500. #412119



BENTON - Just what you have been waiting for! 29.49 Acres on the Akin Blacktop with a portable weekend or hunting cabin. Great hunting ground with water and power available. \$108,000. #410306



WEST FRANKFORT - Large, newer home located on 2 wooded acres. Needs much TLC. \$88,000. #410028



BENTON - Large office building located near downtown and courthouse. 9 Individual offices plus workspace area, and front and rear entrances. \$79,900. #404333



CHRISTOPHER - Amazing opportunity to own your own restaurant. This incredible property includes 2 locations and has space for a bar, restaurant, and outdoor space for concerts. Everything is included, even the name if you want. The property has been gutted and rebuilt 2 years ago so it has charm but also the great bones to sustain it for a long time with new wiring, plumbing, concrete floor, metal roof, and updated bathrooms. Also includes a loft space with a pool table. So many possibilities! \$90,000. #405632



THOMPSONVILLE - Large newer home located on small acreage in Benton High School District. Secluded location, large rooms, brick exterior and inground pool. \$185,900. #412254



BENTON - Large, newer manufactured home located on 12.32 acres in rural Benton. 2x6 Construction, vinyl siding, needs TLC. \$89,500. #410498



NEW LISTING

BUCKNER - 2 Bedroom bungalow located on 2 lots with a 2 car detached garage, new furnace, attached carport and central air. \$27,500. #412189



MARION - 3 Bedroom, 1 bath home with large back yard and Pole Barn garage. \$45,000. #411976



LOGAN - Large 4 bedroom, 2 bath, Fleetwood manufactured home on 3 lots. Needs TLC. \$22,500. #410143



NEW LISTING

BENTON - 3 Bedroom, Bi-level, 2 bath home with vinyl siding. Electric heat and central air. \$69,900. #412502



BENTON - Looking for a building site? Two wooded lots located on a cul-de-sac in Environment 1 Subdivision. Private location, underground utilities and in an area of newer homes. \$18,900. #410841



BENTON - 7.6 Acres located 4 miles East of Benton on Rt. 34. Excellent building sites. City Water available. Has road frontage on 2 sides. \$29,900. Broker Owned. #410440



WEST FRANKFORT - 2 Bedroom home with newer windows, central air, wood floors and a 2 car garage. \$16,900. #411836



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618-927-0810
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WEST FRANKFORT - Built in 2012. 4 bdrms, 4 baths, on 5 wooded acres. Partially finished poured basement w/family rm, & "safe" room. 30x50 Pole Barn w/2 car addition. \$249,900. #409077



NEW LISTING

BENTON - Located on 1 acre on edge of town. This 2 possibly 3 bedroom home has newer roof, newer furnace and central air, large 2 car attached garage, newer deck and many updates. All appliances included. \$79,900. #412403



NEW LISTING

BENTON - Bungalow with large living rm/dining rm combo, large Pole Barn, huge master bedroom (formerly 2 bdrms), and 1-1/2 baths. \$15,000. #411937



ROYALTON - The possibilities are endless on this commercial property. 2012 Protable building with A/C & heat, 2 bathrooms, drive thru window & extra storage shed out back. Property was a restaurant in the past and some kitchen hookups are still in place. Building last used as a package liquor store. \$39,900. #411422



BENTON - Move in Ready! 3 Bedroom, 1 bath home with newer roof, siding, insulation, gutters, heat, central A/C, electric, plumbing, light fixtures and a 1 car carport and a 1 car detached garage. \$67,700. #409640



BENTON - Ranch style home located in a quiet & peaceful area. This home has many updates including newer roof, Trane furnace & air conditioning, vinyl siding, Quartz countertop, wood engineered floors in kitchen & dining, all windows replaced (except for sun porch), attic insulation, automatic foundation vents, bathrooms remodeled including new flooring, new lighting in kitchen & dining and freshly painted throughout. The new owner will enjoy the "just like new" ceramic, free standing gas fireplace in the family rm. \$189,900. #411413



BENTON - 2 Bedroom, 1 bath home with detached carport, GFA heat, central air, and a corner location. \$44,900. #411420



WEST FRANKFORT - Charming, 3 bedroom, 2 bath brick home. Great location newer roof, heat, A/C, finished basement, 2 fireplaces, 1 car attached garage and new storm doors. Beautiful, landscaped backyard with gazebo and concrete patio. \$99,900. #410190



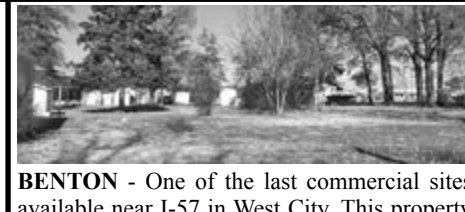
BENTON - Newer 3 bedroom, 2 bath home in area of newer homes. Open floor plan, newer carpet, deck overlooks private backyard. Garage has been converted to large family room but doors were maintained for easy converting back to 2 car garage. Newer portable storage building included. \$114,900. #410812



BENTON - 2 Bedroom, 1 bath home with gas F/A heat, central cooling and a large 1 car detached garage. \$28,000. #412236



BENTON - 2 Bedroom, 1 bath home with 1 1/2 car detached garage with workshop or storage area. Fenced back yard and newer high efficiency gas F/A in 2015. \$49,900. #411313



BENTON - One of the last commercial sites available near I-57 in West City. This property is surrounded by streets on 3 sides and has all utilities on site. Included are 2 homes presently used as rental properties. \$299,000. #410226



ORIENT - 2 Bedroom, 1 bath home with gas heat and vinyl siding. \$19,000. #412536



NEW PRICE

VALIER - 8 Lots located in Valier. \$5,000. #411579



NEW LISTING

DUQUOIN - 3 Bedroom, 2 bath home located on 1 acre with a 2 Car att. garage, brick fireplace and central air. \$64,900. #412362



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**Jack Stewart
Broker
618-927-9052**



BENTON - 4 Bedroom, 3 bath home in a very desirable location. Kitchen has an island and appliances, dining and living area, family room, den, office, central heat & air, 2 car attached garage, & storage shed. Call Jack Stewart at 618-927-9052 for more information. \$127,000. #404048



BENTON - 3 Bedroom, 2 bath ranch home on 12 Acres in Benton High School District. This home has a kitchen, dining, and living room with a fireplace, large extra room and entrance and basement. This home needs TLC but is priced at \$89,900. Call Jackie Dean Stewart at 618-927-9052 for showing or additional information. #410724

NEW LISTING



MACEDONIA - 2 Bedroom home in the country on approximately 1-1/2 acres. Eat-in kitchen w/stove & refrigerator, living room, utility room & extra room. Wood floors, newer roof & air conditioner, 2 car garage, chicken house & shed. Additional acreage and barns may be available. Priced at \$44,900. Call Jack Stewart @ 618-927-9052 for additional information. #412471

SELLER OFFERING UP TO \$5,000 TOWARDS CLOSING COSTS & PREPAIDS



NEW PRICE

WHITTINGTON - Newly remodeled 3 bedroom, 2 bath home on approximately 2 acres in Ewing - Northern School District. This home has newly remodeled eat-in kitchen with bar and appliances, dining room, large living room, family room - which could be 4th bedroom if needed, utility room, 2 extra rooms which could be office and or storage area. Large Pole Barn included. Priced at \$159,900. Call Jack Stewart at 618-927-9052 to view this property or to get more information. #411163



EWING - Approximately 80 acres in Northern Township ASCS. Shows approximately 67 acres tillable with a 10 acre woods and seller says this makes for excellent deer hunting. Call Jackie Dean Stewart at 618-927-9052 for more information or to see property. \$399,000. #411246

BENTON- Great building site South of Benton. Approximately 1.3 acres with 180 ft of road frontage, water & electricity available & a country setting. Priced at \$14,700 call Jack Stewart at 618-927-9052 for more information. #410198

BENTON- Great building site South of Benton. Approx 1.4 acres with 240 ft of road frontage, water & electricity available. This subdivision has a country setting. \$14,900. Call Jack Stewart @ 618-927-9052 for more info. #410197



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SESSER- Log home built exclusively for Billy Grammer, Country music star and Southern Illinois native, and his wife Ruth. This log home was built by Honest Abe Log Homes in 1988 and sits on 25.68 acres of secluded woods near the Rend Lake Complex. This home has 3 lrg bedrooms, 2 full baths, living rm, kitchen w/ country cabinets & lrg utility area, central heat & air, att. carport w/ lrg work shop & 3 sided barn. Check out the great porches and watch and listen to the wildlife and realize the quietness of country at its finest. \$275,000. Call Jack Stewart @ 927-9052. #406420



WHITTINGTON - Very nice 3 bdrm, 2 bath home on lrg corner lot in Ewing Grade School & Benton High School Districts. Kitchen has lots of cabinets, dining area, living rm has fireplace insert, utility rm, basement, garage, & barn. You may love the wood floors & the coziness of this home. The deck has been recently stained, roof, AC & hot water heater are newer. Near Rend Lake & move in ready. Individually controlled electric baseboard heat & central air. For more information call Jackie Dean Stewart @ 618-927-9052. Priced at \$154,900. #408660

3 LOTS

Just South of Benton. Priced from \$15,900 to \$19,900. Ranging from 1 to 3 acres. Outside Benton limits.



BENTON - 2 Bedrooms or use office as 3rd bedroom, 1 bath home with kitchen, large living room with fireplace, basement, and front porch. Priced at \$13,900. Selling "AS IS". Make offer. Call Jackie Dean Stewart @ 618-927-9052 for more information. #408793

GREAT BUILDING SITE

South of Benton. Approximately 1 acre in Benton School District. Water and Electric available. Priced at \$5,900. Call Jack Stewart @ 618-927-9052 for more information. #408566



BENTON - Very cute 2 bedroom bungalow on corner lot. This home has kitchen, living room, utility area, partial basement, central heat and air with a great front porch and garage. This home has many updates-windows, furnace, A/C, roof, garage, kitchen and bathroom. Priced at \$48,500. Call Jack Stewart at 61-927-9052 for more information. #410707



BENTON - Great building site. Approx. 1 1/2 acres adjacent to Benton Country Club w/ a Lake Moses waterview. Drive down Lake Moses Lane to the end of the Cul De Sac to this lot to see your new home site. Priced at \$24,500 call Jack Stewart@ 618-927-9052 for more information. #402025



BENTON - Over 1/2 acre wooded parcel at the edge of town. Utilities available. Build your new home or possibly place your manufactured home on these 4 lots. \$9,900. Call Jack Stewart at 618-927-9052. #407331



Amy Dodd
618-599-5019

mrsamydodd@gmail.com



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BENTON - Must see, adorable 3 bedroom, 2 bath brick home with multiple updates including new roof in 2017 and new A/C in Aug. 2016, new furnace & water heater, sewer cleanout and much more! This home is well cared for, having quarterly pest service and preventative termite treatments already in place. Don't miss your chance, call for your showing today! \$74,900. #411714



BENTON - Are you looking for a large, move in ready home at a great price? How about one that is located within walking distance to all schools, multiple convenience stores, and the newly hopping East side of the Square!! You can't go wrong with this beautiful 5 bedroom, 2 bath, 2 story, nicely updated home! The sellers have done the work for you by installing all new HVAC in 2014, refinished hardwood floors, newer kitchen & baths, new water heater last year & new replacement windows on 2nd floor in 2009. And don't forget the large above ground pool with oversized deck & concrete patio in the backyard that is surrounded by privacy fencing & gives you your very own private oasis!! Get your showing set up NOW, so that you can be enjoying all that this property has to offer! \$124,999. #411104



VALIER - If you're looking for a newer, completely finished, move-in ready home in the wonderful Sesser School district then this home is perfect for you! This 3 bedroom, 1.5 bath, home was newly built in 2010 and features a great open floor plan, Pella windows, Hunter fans, and Whirlpool appliances! Get your showing set up soon so that you can see all that this home has to offer! \$84,000. #410772



BENTON - Cute 2 bedroom, 1 bath home on a 1/2 acre corner lot in town. Plenty of room for storage in the multiple out buildings, including a 1 car detached garage and a large 2 car detached garage. Plus feel free to let the kids or pets roam free, as the entire lot is fenced. \$52,000. #405758



BENTON - 3+ beautiful acres of wooded land for sale at Lake Moses! Build your dream home here, and enjoy all that "life at the Lake" has to offer! Imagine yourself fishing with friends while enjoying the view of the golf course, or taking a nice stroll down the tranquil streets while watching the sunset! Call today to buy YOUR little piece of heaven! #412176



BENTON - Just what you are looking for! 2 Gorgeous acres in the sought after Lake Moses Subdivision! Perfect corner lot location. Build your family's dream home at the lake TODAY! \$29,000. #411185



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Terry Toms
Broker
435-2541



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BENTON: This home features 2 bedrooms, 1 1/2 baths, family room, 1 car attached garage, newer furnace and central air, storage shed and fenced yard. \$62,000. #408750



SESSER - Charming older well built home. 2 Bedrooms, 2 baths, ventless fireplace, sunroom, covered front porch, newer hybrid furnace, tilt in windows, basement, attached garage and on corner lot. \$79,900. #411373



BENTON - Doll house! 3 Bedroom, 1-1/2 baths, dining room, large walk-in closet, 2nd floor laundry, fenced yard and concrete drive. \$94,500. #411397



EWING - 2 Large bedrooms plus dining room, lots of updates including: wiring, plumbing, kitchen cabinets, roof & decking, gas, furnace, windows, & exterior doors. Large walk in closet, close to Ewing School, and on 2 lots. \$39,900. #409604



BENTON - 3 Bedroom, 2 bath home with family room, wood burning fireplace, 2 car attached garage, large yard with privacy fenced above ground pool. \$99,900. #411636



BENTON - NW part of Benton - Cute bungalow with lots of storage, 2 Large walk in closets, 3 possibly 4 bedrooms and 2 baths. Newer windows & furnace. Large screened in patio and lots of storage in this home. \$69,900. #412185



VALIER - Large 4 Bedroom, 2 bath home with electric F/A heat, central air, fireplace, living, dining and family rooms and in the Sesser/Valier School District. Family room could be converted back to garage if buyer preferred. \$42,500. #410908



WEST FRANKFORT - 2 Bedroom, 1 bath home with large living/dining room. Also has a detached garage and fenced yard. Listed at \$19,900. Subject to short sale and bank approval. #410436



BENTON - Large 2 story Colonial home featuring 4, possibly 5, bedrooms. Also has dining room and sunroom, some wood floors, and close to town. \$75,000. #409670



BENTON - 10.98 Acres, Access to Hamilton Lake & stocked pond. \$67,500. #411307



MULKEYTOWN - Sesser School District. Needing Space? 3 Bedrooms, 2 baths, living rm, dining rm, kitchen has lots of cabinets, formal dining rm, vinyl tilt-in windows, asphalt drive, 2 car detached garage, partially fenced yard, above ground pool, lots of trees, 24x24 basement and sits on almost an acre of ground. \$119,900. #412541



THOMPSONVILLE - 3 Bdrm, 2 bath, dining rm, newer kitchen cabinets, lots of trees, partially fenced yard, underground storm shelter, newer vinyl windows & siding, & on 2.26 surveyed acres \$92,500

BENTON - Lot conveniently located near restaurants and all that downtown Benton has to offer. \$5,000. #412112



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Barbara Androvandi
Broker
724-7835

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NEW PRICE



CHRISTOPHER - Cozy 3 bedroom home on approx. 3.5 lots with many extras! Large master bedroom, wood burner to help keep utility bills low, large walk-in pantry, deck, garage, and carport. Very nice home. Call for your appointment today! \$42,000. #411204



BENTON - Very nice 2 bedroom house featuring walk-in closets, fenced in shady yard, immaculate basement and a workshop/storage building with electricity. \$41,000. #408404



BENTON - 2 Bedroom house on 3 lots. Home has large rooms. Needs some TLC. \$25,000. #410038



NEW LISTING

BENTON - 2 Bedroom bungalow features a fenced yard, carport and 1 car detached garage sitting on 1 acre corner lot. \$18,000. #412106

NEW LISTING



BENTON - Nice 2 bedroom ranch style home with a great kitchen, large family room, lots of storage, and 2 heat sources. \$69,900. #412212



SESSER - 3 Possibly 4 bedroom ranch style home sitting on 2 corner lots. Home has a beauty shop but it could easily be turned into a 4th bedroom. \$69,000. #409914

NEW LISTING



BENTON - Country living! 2 Bedroom, 2 bath home on 1 Acre. Completely remodeled, new furnace and has a security system. \$110,000. #412489

NEW LISTING



THIS IS A COMBINATION THAT DOESN'T COME ALONG OFTEN - 5 Bedroom home in the country on 1.2 acres. Completely updated! Home has a 2 1/2 car attached insulated garage with two 12' doors. Plus a 30x30x12 Pole Barn with concrete floor. Two A/C's, electric F/A unit and a heat pump unit, two water heaters, and above ground pool. Too many extras to mention. \$225,000

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FRED HUNTER
(618) 435-1875



ENJOY YOUR NEW HOME - Natural light shines thru each room; storage is abundant featuring 9 closets; kitchen is organized accented with baking center room, family room with fireplace, interior all in latest decor, raised garden spots. So pleasant to call home. You will never want to leave. \$148,900. #410589



HAVE YOU SAID TO YOURSELF "I JUST WANT 5 ACRES AT THE EDGE OF TOWN" - It's right here at a Reduced price of \$159,000. 2633 sq. ft. ranch home with full finished basement, 4 bedrooms, 2 baths. Room for EVERYBODY! #410613

NEW PRICE



CLOSE TO REND LAKE - Lot included. 3 bedroom, 2 bath, like new mobile home with concrete block foundation. 2 new decks, range, refrigerator, dishwasher and microwave included. \$44,875. #410543



RESIDE IN THIS EASY TO MAINTAIN - Affordable 2 bedroom home with wrap around, covered setting porch. Double-car garage. Concrete drive. Range, refrigerator, washer/dryer, air purifier included. \$49,900. #409876

NEW PRICE



LOCATED IN MARION - All new interior, new carpet, new paint - 2014. Clayton 1,568 sq. ft., 3 bedroom, 2 bath. Kitchen appliances included. Ready for immediate occupancy. \$67,495. #411248

NEW LISTING



REND LAKE - 6 wooded acres, 1800 sq. ft., 5 year old home with 50x58 insulated, heated & cooled Pole Barn. Very private, quality built, oak hardwood flooring, cherry cabinets & solid cherry Butcher block countertop in island. Propane & outdoor wood boiler system to house & barn. Back up generator & Tornado safe room, wrap around deck with outdoor fireplace & hot tub. This place has it all!!

NEW LISTING



COMMERCIAL BUILDING - Hwy 14 road frontage. Recently as Day Care. Over 1700 sq. ft., full kitchen, 3 baths including one handicapped, high visibility. Many options! \$79,900. #412499

NEW LISTING



10 ACRES - with mobile home sitting close to mines. \$92,000. #412289

NEW PRICE



3 BEDROOM, 2 BATH, BRICK FRONT HOME - Almost 2,100 sq. ft. with all the right updates, including family room with fireplace, new deck & above ground pool & nice private backyard. Partly wooded. Located in nice subdivision. Close to the park. Reduced to \$162,900. #407772

NEW PRICE



THIS 3 BEDROOM, 2 BATH HOME - Sits on 28 acres. Is very private. Has a nice pond in the backyard, is fenced, has 30x64 barn, and orchard, a storm shelter & much more. A great place to make your get-a-way & have a family farm. \$198,900. #408082

NEW PRICE



DEER HUNTER'S BEWARE - Its paradise for lots of deer and PRIVATE. So if you like both this is your home. Almost 2000 sq. ft. 3 bd., 2 bath with open floor plan 14x40 covered deck with 12 acres more or less. \$89,900. #410405



Building a home?

The *Catalog of Homes* has all kinds of lots to build on, and acreage for sale. Contact any Agent in this catalog for the landscape you're looking for.



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OPEN HOUSE- Sunday, APRIL 23, 2017, 1:00 to 3:00

#11390- FRANKLIN CO. Country Home Just minutes to **Rend Lake or Benton lake** recreational fishing, golf, boating, hunting, camping, areas. Quality tri level on 1.26 acres, beautiful hardwood floors, newer top line appliances, 3 bdms, 2 full baths, Florida rm w/fireplace, huge rec room w/fireplace, attached 2 1/2 car garage, utility room w/Trane f/a furnace, central air, Generac fully automatic propane generator, new sump pump w/back up pump for emergency. 200 amp elect service. In-ground pool, 3' to 6' depth, newer liner, privacy fenced, new roof, new aerator motor. Elect lift chair f/handicapped. Beautiful full grown holly & blue spruce trees grace tidy landscaped yard. Propane tank owned by seller passes w/sale. Reduced to \$169,900. Meticulously maintained.

Call for pretour: Brokers John & Judy Grisley 618 925-1204 or 1203

Directions, From Benton take north 37 to Benton Camp Road, east to North Benton Road, South to Forest Lane, turn right (west) to #13287.

AND also open 4/23/17



#11382- BENTON RANCH HOME- 1700 sq ft, huge great room, cozy sunroom + family room, combo living & dining w/unique wood ceiling, fireplace, fenced private back lawn, 2 car garage + carport, newer metal roof, gas heat & air. All appliances, window treatments & **bonus security** system stays. Neat, tidy, well landscaped, quiet neighborhood. **Reduced to \$74,900.**

Call broker for pretour.
Dwana McGhee-- 618 841 4841

Directions- East from square on Rte 34 to Madison, left to Taylor, right to corner of Taylor & Buchanan #501 North Buchanan.

112 E. MAIN STREET, WEST FRANKFORT, ILLINOIS



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G. DAVID GREEN
BROKER/AUCTIONER
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STEVE YORK
BROKER
618-200-2243



KURT AVRIPAS
BROKER
618-923-2379



NEW LISTING!!
16942 RT. 37, JOHNSTON CITY - A beautiful completely remodeled home sitting on 10 acres. You will love this home sitting back from the road and enjoy the in ground pool surrounded by concrete patio area. Home has many new improvements that enhances the quality of this home. \$279,000. #411888



NEW LISTING
2 SHAWNEE CIRCLE, WEST FRANKFORT - Beautiful location on Shawnee Circle corner lot. Low maintenance, efficient home with beautiful landscaping and a covered back deck for sipping a cold glass of tea on those warm summer evenings. Large eat in kitchen and spacious living room. This all electric home is sure to please! \$109,000. #411941



NEW LISTING
1808 E OAK STREET, WEST FRANKFORT - Charming 1960 Bungalow with lots of updates. HVAC 2015, Roof 2011, laminate and tile throughout. \$49,900. #412178



NEW LISTING
209 S GARDNER, WEST FRANKFORT - Perfect starter home. All electric, nine foot ceilings, vinyl siding, vinyl replacement windows, 3 bedrooms, eat in kitchen, all appliances go with the home. Great value for under 30k. #412039



NEW LISTING
112 W 9TH STREET, WEST FRANKFORT - 2 bed bungalow on corner lot in quiet neighborhood. Shade trees, 2 car garage large living room with laminate flooring. With a little TLC this would make a great starter home! \$19,900. #412213



SOLD
803 E MAIN ST., WEST FRANKFORT - Looking for your new home? This well built tri-level home has 3 bed with 2 bath and could be 4 bed with attached 2 car garage is ready for your family. The home sits on 2 lots and has screened in back porch with another 2 car garage on the extra lot. Come take a look today. \$75,000. #411593



NEW LISTING
1181 PERSHING, WEST FRANKFORT - Time to move to the country. This 3 bedroom 1 bath home is ready for a new owner. It also has 2 car detached garage and storm cellar. This home sits on 2 acres. Call today and come take a look. \$65,000. #411569



NEW LISTING
1199 PERSHING, WEST FRANKFORT - Ready to move in. This is a 3 bedroom 2 bath home sitting on 2 acres. The home has a 1 car detached garage and a storage shed. This home has had a current survey. This home has had a ton of updates so call today and come take a look. \$69,000. #411568



SALE PENDING
201 N HORRELL AVENUE, WEST FRANKFORT - Beautiful 3 Bedroom home, located on a corner lot in a nice part of town. Nice turn key home for a family to enjoy. 12x24 storage/workshop(2015), privacy fence(2014), professionally surveyed(2014). New roof(2012) Blown in insulation(2012). New Kenmore refrigerator(2014) & New air exchange(2013). 2014 power bill average was \$85.96/per month. 2015 was \$101.79/ per month. Lawn professionally treated. Termite free, under transferable contract with Tabor Pest Control. Seller reserves the right to occupy the residence for up to 30 days after closing. Prorated daily based on \$1,000 for the month. \$109,900. #408895



NEW LISTING
8181 BENTON FIELD ROAD, BENTON - COUNTRY LIVING!!!! This property will not disappoint. The home sits on 16 beautiful wooded acres with no neighbors in site. The home is a 4 bedroom 3 bath with a full finished basement. The home was built to last forever with a steel I beam for the center floor joist. The property also comes with a 24x32 pole barn and a nice deck on the back of the house overlooking the back yard. This type of property doesn't come along everyday so hurry up and come take a look. \$259,900. #410119



SOLD
14552 NUMBER 9 BLACKTOP, WEST FRANKFORT - on the edge of town!!!! This is what everybody is looking for. This home has had a major remodel and to many updates to name. This home sits on almost a acre and has 3 bed with 3 bath. The home a perfect concrete patio in the back and 2 car garage with a finished area perfect for that small business to fit into. Don't wait to long or you will lose out on a great home. \$114,900. #410092

112 E. MAIN STREET, WEST FRANKFORT, ILLINOIS



RYAN RIDGEWAY
BROKER
618-435-7428



G. DAVID GREEN
BROKER/AUCTIONER
618-923-1111



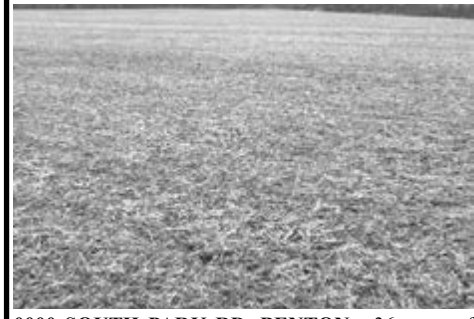
STEVE YORK
BROKER
618-200-2243



KURT AVRIPAS
BROKER
618-923-2379



1107 E MAIN STREET, WEST FRANKFORT - Great commercial building on Main St. Spacious offices. Has 2 fireplaces, 1 full bath, 2 public baths and a full kitchen. Could be business and apartment in back. Includes an extra lot for ample parking. Well maintained with a lot of potential. \$92,000. #410500



0000 SOUTH PARK RD, BENTON - 36 acres of good production farm ground. Acreage is comprised of 5 different parcels which would be ideal for home site development. \$207,000. #410668



SOLD
204 W ELM, WEST FRANKFORT - This over the top home is ready for a new owner. The layout of this home will not disappoint. The home has 3 large bedrooms with walk in closets. Also it has a 2 car attached garage and large fenced in yard. \$115,000. #410102



1005 HICKMAN, BENTON - This spacious pole barn home is ready to occupy. 2 bedrooms and 1 full bath homelocated on 2 corner lots near downtown. Utility room could easily be converted to a 3rd bedroom. Virtually maintenance free inside and out. Open floor plan. \$55,700. #408529



PRICE REDUCED
106 PATRICIA LANE, WEST FRANKFORT - Beautiful 3 bedroom, 1.75 bath home located in a quiet, well maintained neighborhood. Completely maintenance free exterior. New 6 car concrete parking pad. Shaded with mature trees and fenced yard. Plenty of family space with a huge family room featuring a wood burning fireplace. Storage in attic with pull down ladder for access. \$127,900. #408693



SALE PENDING
15766 E HIGHWAY 149, WEST FRANKFORT - Located just on the edge of town this 3 bedroom home sits on a corner lot, has gorgeous hard wood floors, custom built-ins, a large kitchen with lots of counter and cabinet space, spacious bedrooms all with large closets including a walk in with organizers in the master bedroom. 2012 updates include new electrical, roof, drywall, windows plumbing, furnace, water heater this home has had a complete remodel! #333244



SALE PENDING
1322 S STATE HIGHWAY 37, WEST FRANKFORT - reat location for an accounting, collections or insurance type of business. Numerous offices and plenty of storage available. New roof in 9/13 and new HVAC in 4/09. Retail section in the front area, but could be used for additional office space. Ready for a tenant to take advantage of the high traffic area on Hwy 37. Break area for employees and 2 full baths. There has been an apartment in the rear, with a private entrance that could be rented out or used by owner. Great investor type property. Call today, won't last long!! \$64,900. #404595



357 TIMBERWOLF DR, GOREVILLE - Looking for that special place to get away from it all? Pole barn style cabin located within view of the lake. Exterior is maintenance free. Concrete drive, onsite built 10 x 16 wired storage shed and concrete floored 5 x 10 dog pen. Inside you'll find a spacious combination living/dining/kitchen area. Bedroom has a door for privacy. The garage has plenty of space for all of your hunting/fishing equipment. Electric hoist for deer processing in the garage which is also heated and insulated. 200 AMP electrical service. Additional cabinets have been added for storage. The garage is 18 x 30 and has an additional attached workshop area of 9 x 18. The entire structure is double insulated for comfort and utility savings. Don't miss out on an opportunity to own such a great get away spot. \$69,900. #402821



706 E 9TH - Solid 2 bedroom bungalow on 9th street, located in a quiet neighborhood. Some newer upgrades including kitchen cabinets. The large 2 1/2 car detached garage has many possibilities, plenty of room for a man cave or rec room. Call now! \$39,900. #405082

BUILDING SITES & ACREAGE

6 ACRES Commercial Hwy 149
\$240,000

GREAT LOCATION - 2.37±
acres w/ existing house, carport
& shed. 1603 Antioch Rd., West
Frankfort. \$25,000.
Call 618-200-2243. #327515



126 E MAIN, WEST FRANKFORT - Looking to start a business? Fully functioning photo studio available in downtown West Frankfort. Conversion to another type of business is possible without much effort. Tastefully updated using existing decor and imagination. Great downtown location with plenty of on street parking available. Additional storage upstairs for equipment and supplies. \$131,900. #400321



0000 PRAIRIE MEADOWS, WEST FRANKFORT - This lot is located on the edge of town and ready to be built on. This lot is located in a nice area with plenty of road frontage. \$9,500. #404929

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