



MLS #: 1586308 **Active** **Single Family** **Price:** \$275,000 **AUC**
8050 Old River Rd **City** Rockford **Y02**
County: Winnebago **Zip:** 61103 **State:** IL
Subdivision: None

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 2089
Full Baths: 2 **Est Fin Below Grd Exp SqFt:** 1400
Half Baths: 1 **Est. Finished Non-Exp SqFt:**
Est. Age: 19 **Est. Total Finished SqFt:** 3489

Directions: West on Latham Road from 251 to North on Old River Road to property

Click M for Map:

Click D for Documents (if any):

<u>Lvl</u>		<u>Dim</u>		<u>Lvl</u>		<u>Dim</u>		<u>Lvl</u>		<u>Dim</u>		<u>Baths</u>		
Living Rm:	M	15x23	Mstr BedRm:	M	15x17	Laundry:	M	06x09				Full	Half	1/4
Dining Rm:	M	13x15	2nd BedRm:	L	11x12	Breakfast	M	11x15	Upper:	0	0	0		
Kitchen:	M	12x14	3rd BedRm:	L	13x13	Office	L	15x20	Main:	1	1	0		
Family/Rec:	L	14x19	4th BedRm:						Lower:	1	0	0		
School District:	Rockford		Elementary:	Call School District		Middle:	Call School District		High:	Call School District				

Legal:	Too Long On File	Land Assess:	\$ 0
Parcel #:	07-13-278-001	Zoning:	Agr.
Est. Lot Size:	8.3 Acres	Builder:	
Est. Lot Sq. Ft:		Total Assess:	\$ 327,615 / 2008
		Net Taxes:	\$ 7987 / 2008

Type	1 story	Fuel	Natural gas
Style	Ranch	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	Full, Walk-in Shower	Water/Waste	Well, Non-Municipal/Prvt dispos
Dining	Formal, Eat-in kitchen	Roof	Compstn/Fiberglass
Kitchen Features	Breakfast bar, Breakfast nook, Pantry, Range/Oven, Refrigerator, Dishwasher	Barrier-free	Open floor plan
Fireplace	None	Miles to Capitol	Over 50 miles
Basement	Full, Exposed, Walkout to yard, Finished	Terms/Misc.	Cash, AUCTION
Garage	3+ car, Attached, Detached, Extra Storage Area	Waterfront	On other type of water
Driveway	Blacktop/Asphalt, Extra paving	Lake/River	Creek Fed Pond
Exterior	Aluminum, Brick/Stone	Energy Efficient/Green	N/A
Lot Size	Over 5 to 10 acres	Farm Features	Barn(s), Outbuilding(s), Machine Shed, Feed Storage Unit(s), Horse Farm
Lot Description	Wooded, Pasture		

Interior Features Tile Floors, Walk-in closet(s), Cathedral/vaulted ceiling, Security system, Central vac, Jetted bathtub, Cable available, Some window coverings, High Speed Internet, Office w/ ext entry

Exterior Features Deck, Patio, Fenced Yard, Storage building

Price is Min. Opening Bid. 8+ Acres on beautiful setting. Huge creek fed pond, 45x72 Horse Barn w/4 Oak Stalls w/ Rubber Mats & Tack Room. 20x30 Lofting Shed, Fence Pasture. Detached 1 1/2 Car, Long Blacktop Driveway. Ranch style house, 3 bedroom 2 1/2 Baths, 3 Car Attached Garage, 1st Floor Laundry, Fully Exposed Walkout Lower Level w/ Family Room, Office & 2 Bedrooms, Walkout to Upper Deck and Lower Patio. See Assoc. Docs for Auction information. Multi Par Auction w/lot on Duane. See Map for details.

Sold Price: **PtsPd/SlrCr:** **Closing Date:**

This information provided courtesy of: United Country-Beloit Auction & Rea

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