

# WELCOME TO 2662 US HWY 51

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**ADDRESS:** 2662 US Hwy 51, Ramsey, IL 62080

**PRICE:** \$349,900

**BEDROOMS:** 3

**BATHROOMS:** 2

**LIVING AREA:** 1,926

**YEAR BUILT:** 2005

**MLS#:** 20026421

**SCHOOLS DIST:** Ramsey District 204

**TAXES:** \$3,875

**TAX YEAR:** 2017

**HOA FEES:** N/A

**PROPERTY HIGHLIGHTS:**

- 1,926 sq. ft. home
- 3 bedroom/2 bathrooms
- Custom built cabinets in kitchen
- Living room has 12 foot vaulted ceilings
- Partially covered back patio features hot tub & overlooks beautiful pond
- Secluded at the end of a beautiful/long driveway
- Home and pond on 40 +/- acres
- Stocked pond adjacent to home

**PROPERTY DESCRIPTION:**

Welcome home to this beautiful property nestled on approximately 40 acres! Located at the end of a long driveway, this home features 3 bedrooms, 2 full baths, 12 foot vaulted ceilings, and a formal dining room. In the kitchen, you will find custom built cabinets, double oven, dishwasher, and an electric cooktop. The spacious living room includes a beautiful wood burning fireplace with 2 windows overlooking the back yard. The master bedroom is incredible! It joins the master bathroom, which includes beautiful countertops and a garden tub, and it also opens to the covered patio which has a hot tub! The hot tub overlooks the backyard and fully stocked pond, perfect for anyone who enjoys the great outdoors! Public water is available along US Highway 51. The current source of water comes from the pond, with a filtration system located in the basement. The backyard of this home includes 40 +/- acres of hunting paradise! Turkeys and whitetails are all over this property and for good reason! There are approximately 15 acres of CRP, which pays roughly \$2,500 per year annually, a small creek cutting through the property, and agricultural fields bordering several sides of the property. This property is a must see, so give me a call to schedule a showing.



**PRESENTED BY:**

**CODY HINTERSCHER**

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