

2340 Crawford Ln Sumner, IL 62466

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

Residential **Active** LP: \$380,000
 MLS#: 6254753 **DOM: 0** OP: \$380,000



Year Blt: 2009
PropSubType: Single Family
Stories: 1.0
Style: Ranch
Bedrooms: 3
Baths Full/Half: 3/0
Rooms: 7
Bedrm on Main: Yes
Master Bath: Yes
Lndry on Main: Yes
#Fireplaces: 0
Lake/Name: No
Bsmnt: Yes
Bsmnt Type: Unfinished
Fnd Type/Mat: Full Basement/Poured Concrete
GarageSp/Type: 1 Spaces/1 Car Attached

Tot Fin SF Area: 2,613/\$145.43
Tot Fin Abv Grd: 1,742/\$218.14
Main SF: 1,742
Upper 1 SF:
Upper 2 SF:
Lower SF:
Bsmt Total SF: 1,742
Bsmt Finished SF: 871
Bsmn Unfin SF: 871
SqFt Source: Public Records
Lot SqFt: 103,237
Acres: 3.37
Apx Lot Dim:

Tax Information & Legal

County: Lawrence
Taxes/Yr: \$5,091/2024
Tax ID: [08-000-935-10](#)
Tax Exmptn: Owner Occupied, Homestead, Disable Person, Disable Vet, Returning Vet
Legal: S28 T5N R13W - COMM 30' E NW COR E/2 NW TH E 420' TH S 350' TH W 420' TH N 350' TO POB #0017370 V 115 P 261 LESS 1 ACRE FOR DEER PROCESSING PLANT (SURVEY #0095,260 V 993 P 253)

Schools

District: Red Hill CUSD 10

Property Information and Features

Zoning: Other/None
Subdivision: No
Covnts/HOA: No/No
Appliances: Dishwasher, Microwave
Heat/Cool/WH: Geothermal/Central/Electric
Interior Feat:
Exterior: Vinyl
Exterior Feat: Outbuildings

Water: Well
Sewer: Septic System
Elec/Gas \$:
Roof: Shingle

Factory Built: No
Foreclosure: None
CFD Avail: No
Driveway: Gravel
Porch/Dk/Patio: Deck, Front Porch, Open

Remarks and Showing Instructions

Public: Beautifully cared for 3-bedroom, 3-bath home set on 3.37 country acres. This property offers geothermal heating and cooling, a partially finished basement, an attached garage, and a 304 sq. ft. utility shed. The kitchen is highlighted by hardwood cabinetry and a convenient breakfast bar. The basement provides plenty of storage, along with a bonus 4th bedroom and full bathroom. Enjoy gatherings on the spacious back deck, and take advantage of the additional pole barn—perfect for storage, hobbies, or potential income opportunities.

Directions: Go N out of Chauncey on 200 E. Turn right on Crawford Lane. Property is on right

Agent: All materials needed to finish and convert the pole barn into a livable space are included and remain on the property. There are 4 water wells in the back of the property that are run with geothermal power.

Show Instructions/Lockbox: 24 hour notice/2015

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Kitchen	Main	12X13	Tile Floor	Dining Rm	Main	15X15	Hardwood Floor
Living Rm	Main	17X15.5	Hardwood Floor	Mstr Bed	Main	15X15	Hardwood Floor
Mstr Bath	Main		Tile Floor	Bed	Main	11X11	Hardwood Floor
Bed	Main	11X11	Hardwood Floor	FB	Main		Tile Floor
FB	Bsmt		Tile Floor	Bed	Bsmt	11X11	Carpet

Listing Information

List Office: [United Country Burke Auction and Realty \(19](#)

Office Phone: 618-592-4200

List Agent: [Timothy Watson \(359500606\)](#)

Phone: (618) 592-4200

List Type: Excl Rt To Sell

Possession: At Close

Owner Name: Robert Burns

2nd Owner: Cindy Burns

Agt Owned: No

List Date: 08/20/2025

Expire Date: 01/19/2026

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)

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