

8922 E 2000th Ave Annapolis, IL 62413

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

Residential **Active** **Delayed Marketing Y/N:** LP: \$160,000
 MLS#: 6257076 **DOM: 0** OP: \$160,000



Year Blt: 1976 **Tot Fin SF Area:** 1,502/\$106.52
PropSubType: Single Family **Tot Fin Abv Grd:** 1,502/\$106.52
Stories: 1.0
Style: Ranch **Main SF:** 1,502
Upper 1 SF:
Upper 2 SF:
Lower SF:
Bsmt Total SF:
Bsmt Finished SF:
Bsmn Unfin SF:
SqFt Source: Public Records
Bedrooms: 3
Baths Full/Half: 2/0
Rooms: 7
Bedrm on Main: Yes
Master Bath: Yes
Lndry on Main: Yes
#Fireplaces: 1
Lake/Name: No
Lot SqFt: 59,677
Acres: 1.37
Apx Lot Dim:
Fnd Type/Mat: Crawl/Brick/Masonry
GarageSp/Type: 2 Spaces/2 Car Attached

Tax Information & Legal

County: Crawford **Tax ID:** [02-1-07-000-010-000](#)
Taxes/Yr: \$2,327/2024 **Tax Exmptn:** Owner Occupied
Legal: BEG 473' W OF SE COR SEC 7-8-12, TH N 350', TH W 170', TH S 350', TH E 170' TO POB SURVEY CABINET C SLIDE 404
 CONT 1.37 AC +/-

Schools

District: Hutsonville Dist. 1

Property Information and Features

Zoning: RES **Water:** Public **Factory Built:** No
Subdivision: No **Sewer:** Septic System **Foreclosure:** None
Covnts/HOA: No/No **Elec/Gas \$:** **CFD Avail:** No
Propane GPY: **Prop Tank:** No/Wabash Valley H&C
Appliances: Dishwasher, Range, Refrigerator
Heat/Cool/WH: Forced Air, Propane/Central/Propane
Interior Feat: Pantry, Replacement Windows, Sump Pump **Driveway:** Gravel
Exterior: Brick, Vinyl **Roof:** Shingle **Porch/Dk/Patio:** Patio
Exterior Feat: Fruit Trees, Shed

Remarks and Showing Instructions

Public: Welcome to this inviting 3 bedroom, 2 bath home perfectly situated on 1.37 acres of serene landscape. Enjoy spacious living with a warm family room ideal for gatherings and everyday comfort. The open dining room flows seamlessly into the kitchen, creating a bright and airy space for meals and entertaining. Practical living is enhanced with a utility room, attached garage, and a shed providing extra storage or workspace. Step outside to your own private yard featuring apple and black cherry trees, perfect for fresh fruit, shade, and enjoying nature right at home. This property blends comfortable living with country charm - a perfect place to call home!

Agent: Crawl space has sump pump to prevent water back-up. | Washer and dryer are in the garage.

Show Instructions/Lockbox: 24 hour notice

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Living Rm	Main	142.8X254.4	Carpet	Kitchen	Main	10'8X155.7	Vinyl Floor
Dining Rm	Main	139.9X14	Vinyl Floor	FB	Main	98.3X96.5	Lav. Shwr&Tub Combo
Bed	Main	123.7X113.1	Carpet	Bed	Main	142.5X150.6	Carpet
Mstr Bed	Main	161.3X143.3	Carpet	Mstr Bath	Main	99.5X52.5	Lav. & Shower
Family Rm	Main	228.7X161	Carpet	Utility Rm	Main	63.3X63.3	Vinyl Floor

Listing Information

List Office: [United Country Burke Auction and Realty \(19](#) **List Date:** 02/09/2026
Office Phone: 618-592-4200 **Owner Name:** Colt Hotsenpiller **Expire Date:** 08/06/2026

List Agent: [Jennifer Kamplain \(359501205\)](#)

Phone: (618) 562-3830

List Type: Excl Rt To Sell

Possession: At Close

2nd Owner:

Agt Owned: No

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