

2085 E Hurricane Ln Dundas, IL 62425

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

Residential	Active	Delayed Marketing Y/N:	LP: \$425,000
MLS#: 6261311	DOM: 2		OP: \$425,000



Year Blt:	2007	Tot Fin SF Area:	2,448/\$173.61
PropSubType:	Single Family	Tot Fin Abv Grd:	2,448/\$173.61
Stories:	1.0		
Style:	Other	Main SF:	2,448
		Upper 1 SF:	
Bedrooms:	3	Upper 2 SF:	
Baths Full/Half:	3/0	Lower SF:	
Rooms:	5	Bsmt Total SF:	2,448
		Bsmt Finished SF:	0
Bedrm on Main:	Yes	Bsmn Unfin SF:	2,448
Master Bath:	Yes	SqFt Source:	Public Records
Lndry on Main:	Yes		
#Fireplaces:	0	Lot SqFt:	0
Lake/Name:	No	Acres:	2.50
Bsment:	Yes	Apx Lot Dim:	
Bsmnt Type:	Unfinished		
Fnd Type/Mat:	Full Basement/Poured Concrete		
GarageSp/Type:	2 Spaces/2 Car Attached		

Tax Information & Legal

County:	Richland	Tax ID:	05-03-100-001
Taxes/Yr:	\$6,583/2025	Tax Exmptn:	Owner Occupied, Sr. Homestead, Sr. Citizens Freeze
Legal:	Legal description to match completed survey.		

Schools

District:	Richland County
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Property Information and Features

Zoning:	RES	Water:	Public, Well	Factory Built:	No
Subdivision:	No	Sewer:	Septic System	Foreclosure:	None
Covnts/HOA:	No/No	Elec/Gas \$:		CFD Avail:	No
Appliances	Dishwasher, Microwave, Range, Refrigerator				
Heat/Cool/WH:	Forced Air, Gas/Central/Gas				
Interior Feat:					
Exterior:	Shingle	Roof:	Asphalt	Driveway:	Concrete, Gravel
Exterior Feat:	Generator, Outbuildings			Porch/Dk/Patio:	Patio, Front Porch

Remarks and Showing Instructions

Public: Timeless charm meets peaceful seclusion on this beautiful 2.5 acre property just outside Dundas, IL. A long private drive sets the property well back from the road, creating a quiet and secluded setting. The 3 bedroom, 2 bath home offers a comfortable, flowing layout with a luxurious master suite featuring a jetted tub, gorgeous sunroom, covered front porch, spacious rear patio, and a functional full basement. The basement includes a second kitchen and provides access from both the home and the attached 2 car garage, which also offers ample storage space. With furniture negotiable, this property presents an excellent move-in ready opportunity. Outside, you'll find a large pole barn ideal for storing vehicles, equipment, and recreational items, along with a grain bin, two propane tanks, and a bin sweep. With its combination of acreage, privacy, versatile spaces, and convenient amenities, this property offers the best of peaceful country living.

Directions: From Newton, head south on 130. Turn West on County Rd 1800N/E. Dundas Ln. Turn south on County Rd 525 E/N. Amber Ln. Property is at the end of the road.

Agent: Tenant farmer has storage rights to grain bin until May 2027. Furniture is negotiable.

Show Instructions/Lockbox: Show any time. Please call office for appointment and lockbox instructions.

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Living Rm	Main	17X14	Carpet	Dining Rm	Main	12X16	Hardwood Floor
SunRm	Main	13X14	Carpet	Kitchen	Main	17X10	Hardwood Floor
Bed	Main	11X10	Carpet	Bed	Main	10X13	Carpet
Mstr Bed	Main	13X15	Carpet	Mstr Bath	Main	11X7	Lav. & Tub
FB	Main	11X10	Lav. & Shower				

Listing Information

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

Office Phone: (618) 592-4200

List Agent: [Bill Burke \(359500545\)](#)

Phone: (618) 592-4200

List Type: Excl Rt To Sell

Possession: At Close

Owner Name: Geraldine Carter Trust

2nd Owner:

Agt Owned: No

List Date: 10/07/2026

Expire Date: 04/07/2027

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

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