

2200N County Road 2300E Rd Westfield, IL 62474

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

Residential	Active	Delayed Marketing Y/N:	LP: \$540,000
MLS#: 6261641	DOM: 2		OP: \$540,000



Year Blt:	2007	Tot Fin SF Area:	2,831/\$190.75
PropSubType:	Single Family	Tot Fin Abv Grd:	2,831/\$190.75
Stories:	2.0		
Style:	Traditional	Main SF:	2,831
		Upper 1 SF:	0
Bedrooms:	4	Upper 2 SF:	
Baths Full/Half:	2/1	Lower SF:	
Rooms:	11	Bsmt Total SF:	3,041
		Bsmt Finished SF:	0
Bedrm on Main:	Yes	Bsmn Unfin SF:	3,041
Master Bath:	Yes	SqFt Source:	Appraiser
Lndry on Main:	Yes		
#Fireplaces:	1	Lot SqFt:	3,484,800
Lake/Name:	No	Acres:	10.00
Bsment:	Yes	Apx Lot Dim:	
Bsmnt Type:	Unfinished		
Fnd Type/Mat:	Full Basement/Poured Concrete		
GarageSp/Type:	3 Spaces/3.5 Car Detached		

Tax Information & Legal

County:	Coles	Tax ID:	05-0-00729-000
Taxes/Yr:	\$10,680/2025	Tax Exmptn:	Owner Occupied
Legal:	PT OF SEC 12 #676255		

Schools

District:	Charleston Dist. 1
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Property Information and Features

Zoning:	AGR	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:	Yes		
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer				
Heat/Cool/WH:	Gas, Heatpump/Geothermal/Propane				
Interior Feat:	Attic Fan, Fireplace Gas, Walk-in Closet				
Exterior:	Vinyl	Roof:	Shingle	Driveway:	Gravel
				Porch/Dk/Patio:	Front Porch, Rear Porch, Open
Exterior Feat:	Wooded				

Remarks and Showing Instructions

Public: This could be your Paradise Home. 5600 square feet Home on Ten Acres wit Pond Trees and Pasture. This one owner Home is like Brand New. Four Bedrooms include a Master Suite and a Guest Suite. Open Floor Plan. Warm Fireplace in Family Room .Large Back Patio Porch with an Amazing View, Three Car Attached Garage. Full Basement with Escape Windows. Fenced Pasture if you have a Horse or Animals. Your personal Pond for Fishing and Fun. Sit on your large Front Porch with an Amazing View down the Driveway and the Country. This Amazing Property will not last long.

Directions: GPS 2200N 2300E Westfield IL. South Of Charleston IL.

Agent: Ten Acres are an Estimate .Property will be Surveyed and Pined . Supra Lock Box at Front Door. Contact Selling Agent for Showing times to respect Sellers.

Show Instructions/Lockbox: Contact Agent and use supra Key Box/Supra

Listing Information

List Office:	United Country Burke Auction and Realty (19	List Date:	10/27/2026
Office Phone:	(618) 592-4200	Owner Name:	Joy Starwalt Family Trust
List Agent:	Mike Stanfield (363000010)	Expire Date:	04/27/2027
Phone:	(217) 369-0911	2nd Owner:	
List Type:	Excl Rt To Sell	Agt Owned:	No
Possession:	At Close		

