

23040 East 1545th Road  
23040 East 1545th Road  
Chrisman, IL 61924

**\$275,000**  
5.990± Acres  
Edgar County





**23040 East 1545th Road**  
**Chrisman, IL / Edgar County**

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## **SUMMARY**

### **Address**

23040 East 1545th Road

### **City, State Zip**

Chrisman, IL 61924

### **County**

Edgar County

### **Type**

Residential Property, Single Family

### **Latitude / Longitude**

39.698869 / -87.533114

### **Taxes (Annually)**

2626

### **Dwelling Square Feet**

3600

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

5.990

### **Price**

\$275,000

### **Property Website**

<https://indianalandandlifestyle.com/property/23040-east-1545th-road-edgar-illinois/40930/>



### **PROPERTY DESCRIPTION**

Introducing a truly captivating real estate offering that epitomizes luxury, comfort, and natural beauty. This magnificent home spans a impressive 3600 square feet, featuring 3 bedrooms and 2 beautifully appointed baths. Situated on an elevated lot, this property offers commanding views of the neighboring tillable ground and the serene beauty of Brouilletts Creek.

Step inside this remarkable residence and prepare to be enthralled by its exceptional features. The open floor plan seamlessly integrates the kitchen, living room, and dining room, creating a harmonious space perfect for entertaining or enjoying quality time with loved ones. Impeccable hardwood accents adorn every corner, from the elegant floors to the stunning cabinetry and wooden beams that grace the ceilings.

As you explore further, you'll discover delightful additions that elevate this home to new heights of luxury. A wood stove in the living room adds a touch of rustic charm, providing both a cozy ambiance and an efficient, eco-friendly heating option for those chilly winter nights. Imagine gathering around the warm, crackling fire, creating memories with friends and family.

Venture downstairs to the spacious basement family room, where a double-sided fireplace becomes the focal point. This extraordinary fireplace can be enjoyed from both the family room and the master bedroom, offering a captivating and luxurious feature that adds appeal to both spaces. Whether you're relaxing with a book in the bedroom or unwinding in the family room, the comforting glow of the fireplace will provide a soothing and inviting atmosphere.

One of the true highlights of this property is its elevated position, allowing for breathtaking views of the neighboring tillable ground and the serene beauty of Brouilletts Creek. From your own abode, you can admire the picturesque scenery, with the fertile land stretching before you. The calming sounds and sights of the flowing creek create a serene and peaceful atmosphere, connecting you to nature's bounty.

Convenience is not compromised either, as this exceptional home offers easy access to nearby amenities, providing the perfect balance of tranquility and practicality.

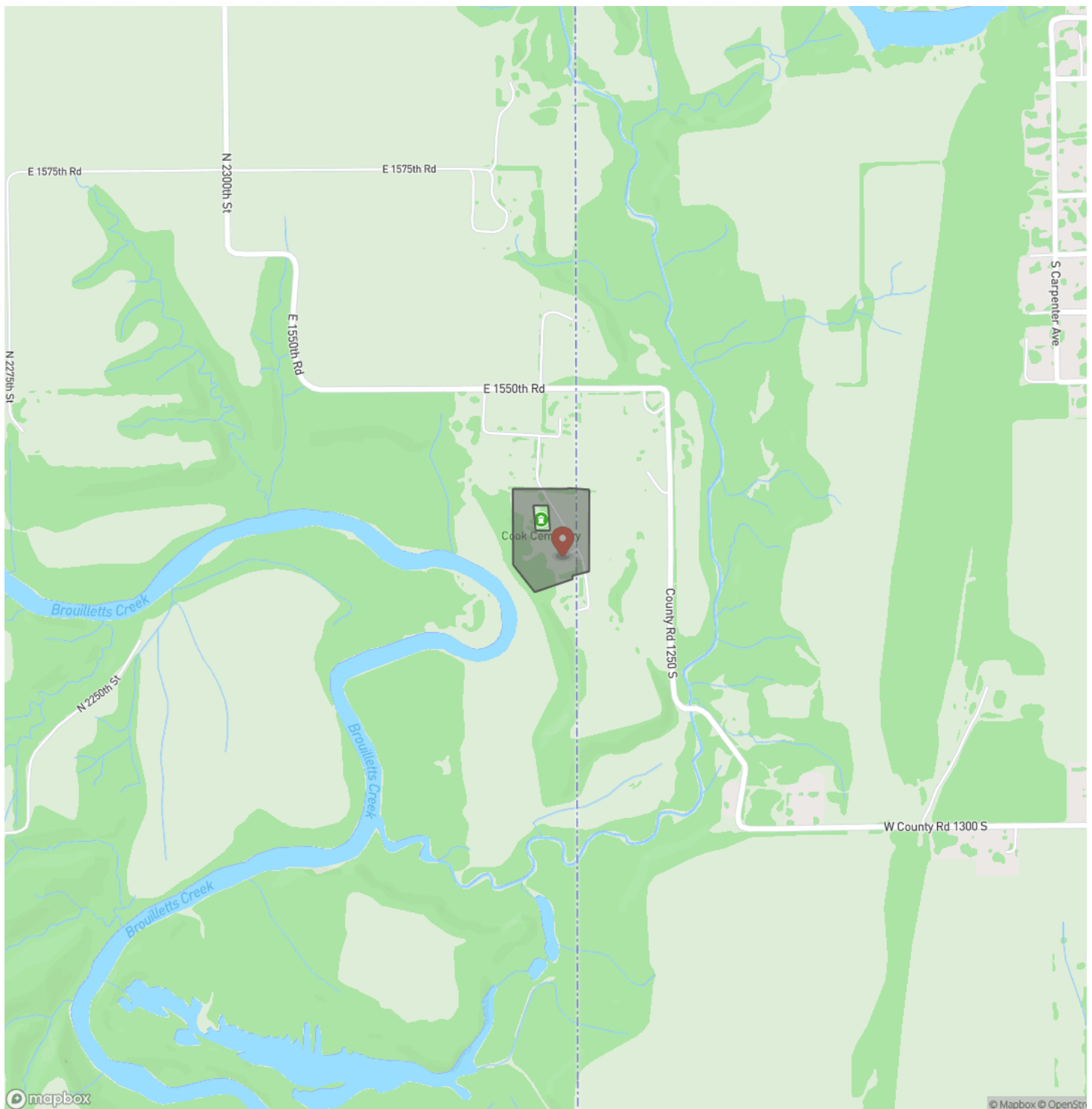
Seize this incredible opportunity to own a home that exceeds all expectations. Schedule a viewing today to witness firsthand the elegance, craftsmanship, and unique features that make this property truly exceptional. Your dream home awaits—a sanctuary where panoramic views, natural beauty, and luxury converge seamlessly.

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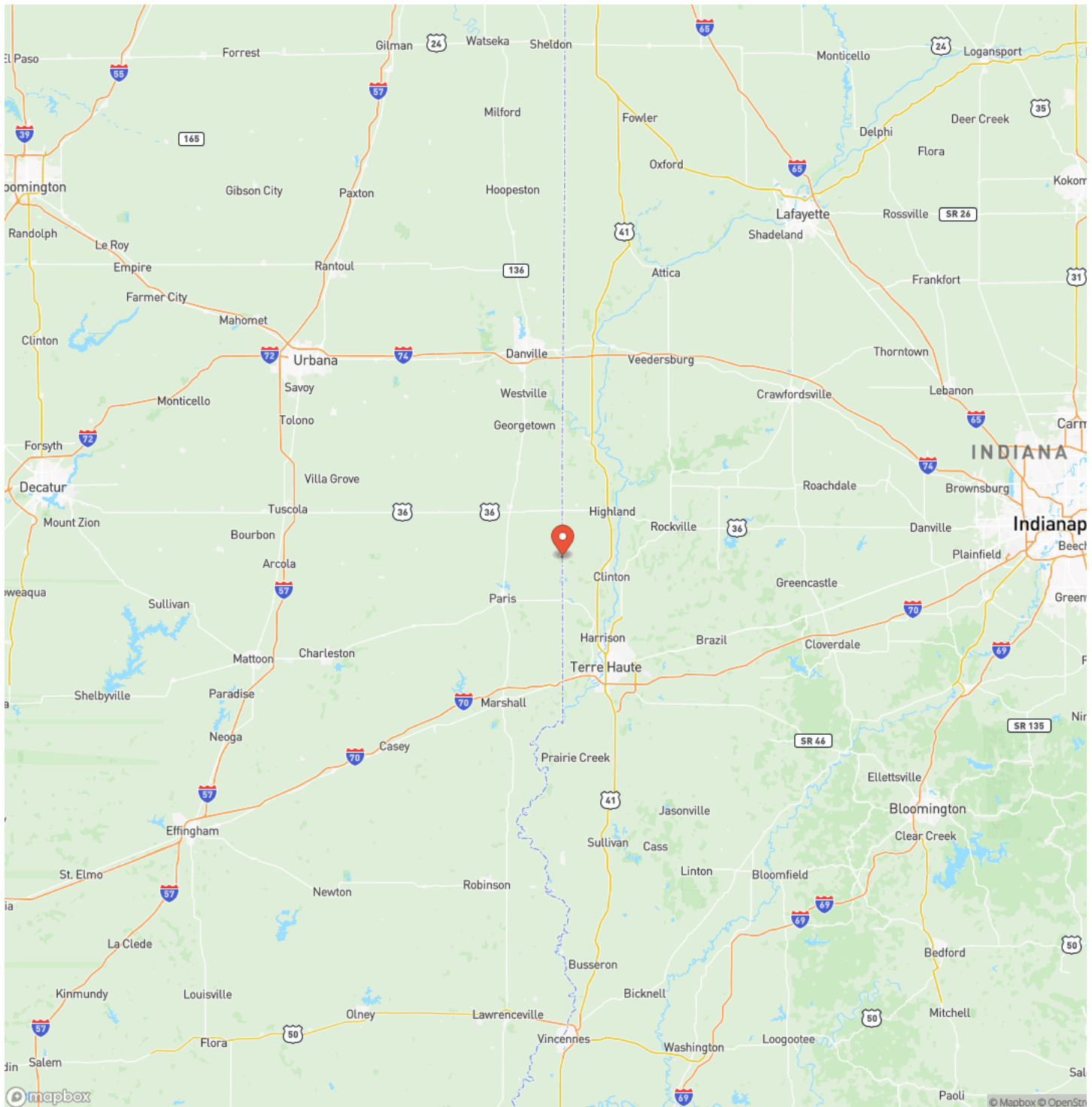




## Locator Map



## Locator Map





23040 East 1545th Road  
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## Satellite Map



**23040 East 1545th Road**  
**Chrisman, IL / Edgar County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Michalic

## Mobile

(812) 230-4503

## Office

(765) 505-4155

## Email

jeffm@mossyoakproperties.com

**Address**

PO Box 10

## City / State / Zip

Clinton, IN 47842

## NOTES



**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

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