

701 E. Pearl St. | Tremont, IL 61535

Property Updates & Features

Main House

- **Roof:** Replaced in 2013
 - **Air Conditioning:** Installed in 2006
 - **Boiler:** Installed in 2011
 - **Wood Boiler:** Added in 2016
 - **Windows:** Replaced in 2005
 - **Water Filtration System:** Installed in 2024 (chlorinator, filter, softener, reverse osmosis system)
 - **Septic System:** Installed in 1997
 - **Shop Septic:** Added in 2018
 - **Electrical Service:** 200 AMP
 - **Plumbing & Electrical Remodel:** Completed in 1998
 - **Kitchen Remodel:** Completed in 1998
 - **Range:** Wolf, rebuilt in 2022
 - **Warming Drawer:** Dacor
 - **Dishwasher:** Installed in 2015
 - **Kitchen Floor:** Refinished in 2023
 - **Sunroom Addition:** Built in 2018
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Garage & Studio

- **Construction Year:** 2018
 - **Utilities:** Water and electricity connected
 - **Heating:** Geothermal with backup gas boiler
 - **Plumbing:** Includes sinks; back room plumbed for additional sinks and a future bathroom
 - **Kitchenette:** Included
 - **Covered Porch:** Wired for ceiling fans
 - **Garage Floor:** Heated with automatic switching system
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Barn with Certified Kitchen (120 ft x 40 ft)

- **Business for Sale:** *North of Austin BBQ*

- **Certified Commercial Kitchen APPLIANCES NEGOTIATABLE**

- 40 lb fryer
- Stone surface
- Commercial hood
- Multiple sinks
- Flash freezer
- Freezer
- Refrigerator
- BBQ pit

- **Bathroom:** ADA-compliant

- **Appliances:** Commercial kitchen appliances negotiable

- **Climate Control:** Shop side partially heated and cooled

Pole Barn (*100 ft x 40 ft*)

- **Livestock System:** Nelson heated watering system
 - **Electrical:** Updated service
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Agricultural Features

- Chicken coop
- No-till garden
- ½ acre vineyard
- Perennial crops: strawberries, blueberries, rhubarb, raspberries, sage, herbs, grapes, asparagus
- Fruit & Nut Trees: 3 cherry, 1 pear, 1 Johnny Appleseed, 1 walnut
- Backyard designed for organic pasture rotation