

Chronology of a Family Home

Owned by Two Families from the 19th to the 21st Centuries

Late 1800s - The Akers family comes to the northwest corner of Newman Township and builds a log home northwest of this property. According to the 1875 "Illustrated Historical Atlas Map of Douglas County, Ill," Newman Township is "nearly all prairie. Toward the north the country rises in upland, known as the 'Ridge.'" The view from this glacial ridge "is more extensive than any which may be obtained from any other part of the County." The Akers farm the rich soil left by the Wisconsin glacier. Their descendants still farm this area.

1893 - The Akers build a home. That first generation must have planted some of the saplings that became the handsome trees shading the house today!

1893-1993 - Three generations of the family live in this home over the next 100 years. With the hand pump, you can still draw water from their dug well! Adjacent to that well is the old summer kitchen (as you may know, those who could afford it had a separate building to keep summer cooking heat out of the main home). If you would just as soon the summer kitchen disappeared, the sellers will demolish it.



Later, a 500' well was drilled by George Meister. To this day, it has **never** run dry. It has a Myers plunger-style well head with an air pressure tank.

1993 - The home and 1.33 acres are purchased by today's sellers, making them the second family to own the home. You'll appreciate the landscaping that they have maintained and added to: traditional lilacs and redbud, crabapple and magnolias, peonies, iris, daylilies. Take a stroll to the south yard and pick your own apples and plums!



2001 - Big time expansion and updates begin! The kitchen, laundry/utility room and existing back porch are completely remodeled. An exceptional kitchen is created with abundant hickory cabinets and trim, built by Chuck Deem of Villa Grove. The first of the new Crestline windows (insulated, low E glass, easy maintenance) frame a corner view of shade trees and flowering shrubs.

Two new Tempstar 92% efficiency furnaces are installed by RC Plumbing & Heating of Villa Grove. The downstairs unit includes a completely new Tempstar air conditioning system, and everything but the condenser is replaced for the upstairs unit.

2002 - An attached 3½ car garage and a new back porch are added. The original Akers family would probably think you could raise a family of eight in this space, and any resident today will appreciate the space for work, vehicles and storage. Roof is Globe 30 yr. shingles, walls and ceiling are insulated, floor is plumbed for radiant heat (seller estimates boiler to supply heat could be installed for \$300-1000), there is a wash bay with drain, hot and cold running water, an existing space heater, and 12 fluorescent fixtures plus several windows to light the entire area.

Above the garage is a 36'x28' bonus room (the





cathedral ceiling is 7' or more in 36'x19', and a huge 36' storage space runs along the west wall, open at both ends). Crestline casement windows (good seal, good ventilation) on the north wall and in the two dormers and four Andersen skylights provide natural light and lovely views. This room could be someone's dream come true!



2003 - Your guests will probably use the south drive which accesses the 2½ car detached garage and the traditional welcoming farmhouse porch. Their first view of the interior is the spacious parlor and dining room, both of whose original oak floors were refinished in 2003. That same year, both rooms got new dry wall and an array of custom oak cabinets and oak trim (again by Chuck Deem). What an outstanding first impression!



The remaining first floor rooms (living room and two bedrooms plus a hallway) also have oak floors under carpet. The living room, hall, and smaller bedroom were carpeted in 2003 with quality Mohawk Frieze carpet. Through these years (2001-07) all of the exterior first floor windows were replaced with the Crestline windows as were all but two smaller windows on the second floor. Note that they are all sized appropriately to the original style of the home.



2004 - The guest bath, one of two full baths on first floor, is remodeled, including a Kohler whirlpool tub. The other full bath has a good-sized shower stall and is adjacent to the bedrooms.



A new septic system and leach field with two 90 ft. chambered style fingers is installed in 2004.

In 2004, the siding is removed (and re-installed) from the first floor in order to install house wrap. Walls throughout the original home and the addition have a combination of blown-in and batt insulation.



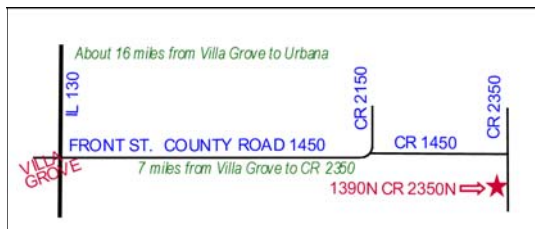
2007 - All roofing except the 2002 addition is torn off and new sheathing and 30 year shingles are applied.

New guttering is installed with all of the downspouts running into tiles and away from the foundation.

2008 - A new half bath is installed on second floor, and finishing touches are applied in the bonus room, including more Mohawk frieze carpet. "Mohawk

Frieze has a very high curl rate which gives it a trackless appearance and very good wearability," according to the product specifications.

A new well motor is installed, and a well man tells the owners that with a little TLC, their well will run for years.



2009 - Your opportunity to live in this terrific home, so much of which is virtually new! (Did we mention that it's ready for satellite tv and wireless internet?) It's within ten minutes of various restaurants, an IGA, a 24 hour gas station, two Lincoln Trails libraries, and various parks including the brand new one at Villa Grove. It's within 30 miles of Champaign-Urbana and even closer to Charleston or Tuscola. The road you live on has always been plowed early in the morning, around 6 a.m. Trash

pick-up is available. The power has only gone out a couple times in the past 15 years, then only briefly, and you live a half mile from the sub-station. You have wonderful country neighbors (including lots of songbirds and deer). The real estate taxes are modest (\$1907 for 2007/payable 2008) and the asking price is about \$50 a square foot. Come take a look and prepare to fall in love!



the Hillard Agency
Tuscola 253-2388 Villa Grove 832-2411

Randy Hastings, 714-0409

Clarice Hausman, GRI, 493-6271

Jackie Harbin 832-9760

Julie Hoetker, 493-4544

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