



MLS : 202602938HOUSEPrice: \$425,000

16648 US Highway 52MOUNT CARROLL IL 61053For Sale

Township:County:Carroll County

STC:

ACTIVE and AVAILABLE

Style: Historic

Est. Upper Sq. Ft.:

Bedrooms: 3

Est Main Sq Ft:

Full Baths: 2

Est Blw Grd Fin Sq.... 0

Half Baths: 0

Est Above Grade SqFt: 2,240

Year Built: 1854

Est. Total Sq. Ft.: 2,240

Attached or Detached: Detached

Garage: 3.0

List Date: 5/21/2026

Expiration Date: 11/1/2026



Owners Name: Richard HallSchedule a Showing

Additional Owner Info:

Ownership Type: Fee SimplePossession: ClosingComp:

Rental License Y/N:Licensed Unit #:

Terms: Short Sale: NRelo: NHUD: N Lender Owned: N Rent to Own: N Lease: NEstate: N Agrmnt for Deed: N

Lot In... Lot Acreage: 4.80Lot Dimensio... 295 X 680 X 75 X 358 X 400

Sub #:Sub/Sec:Sub/Sec: Lot#:

Located Flood Plain: N

Basement: YesBasement Type: FullEgress Y/N: No

Fireplace: YesFireplace Type: Both Gas and Wood# of Fireplaces: 2

Dimensions			Level	Dimensions			Level	Dimensions			Level	# of Baths per Level	
Primary:	26	X 14	U	Living Room:	15	X 13	M		X			Full Bths Up	1
Bedroom 2:	15	X 13	U	Dining Room:		X			X			Full Baths Main	0
Bedroom 3:	15	X 13	U	Family Room:	14	X 13	M		X			Full Baths LL	1
Bedroom 4:		X		Rec Room:		X			X			1/2 Bths Up	0
Kitchen:	26	X 13	M			X			X			1/2 Bths Main	0
												1/2 Bths LL	0

EXTERIORStucco

ROOFShingle

HEATINGForced Air, Propane

COOLINGCentral Air

APPL STAY/INCLDishwasher, Dryer, Microwave, Refrigerator, Stove/Cooktop, Washer, LP Gas Tank

Property TypeAgriculture, Country View, Panorama, Rural

GENERAL FEATURES

Basement

Electric

Garage Type /Driveway

Interior Features

Road Frontage

Sewer

Water

County Taxes, Garden Shed, Horses Allowed, Out Building(s), Deck-Covered, Generator, Laundry Basement, Porch 3 Season, Porch Covered

Full Exposure

Circuit Breaker

Barn, Detached, Gravel

Attic Storage, Book Cases Built In, Ceiling Fan(s), Ceiling-Vaults/Cathedral, Security System, Window Treatments

Hard Surface Road, State Highway

Other

Well

School DistrictElementary School 1Elementary School 2

W. CarrollW. Carroll

Middle SchoolHigh School

W. CarrollW. Carroll

PIN: 050813100002Additional PINS:

Taxes: 3,574Tax Year: 2025Exemptions: N

HOA Fee: \$0HOA Fee Frequency:

Legal Description: Per title.Document Transfer Fee:

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Pertinent Facts

Steeped in history and set on over four acres of richly cultivated land, this classic Greek Revival house (c.1854) offers a rare blend of period craftsmanship and modern comfort. Original wide-plank pine floors run throughout, complemented by carefully recreated solid-wood trim matching the home's original millwork. Two parlors, separated by original folding doors, provide flexible living and entertaining space, with one opening to an expansive ~700-square-foot screened porch featuring a cathedral beamed ceiling. In the north parlor, two original oil paintings on wood panels remain beneath the windows—one depicting the tools of the home's architect, whose name remains inscribed, the pair executed by a single artist, preserving a rare and intimate connection to the home's origins. The home offers three bedrooms, including a primary suite with cathedral ceilings, exposed beams, and an in-room sink. One full bath is supplemented by a basement shower and toilet. Attic access from the primary bedroom provides additional storage. Two fireplaces add character: a non-functioning fireplace in the kitchen and a gas fireplace in the dining area. Modern systems include two furnaces and two central air systems (attic and basement), allowing climate control without intrusive ductwork, plus a backup generator. Laundry is located in the basement. Outbuildings include a classic 1870s bank barn, hog barn, pole barn, three-car garage, and a former summer kitchen—now a well-equipped garden workroom with built-in cabinetry, tool hooks, and shelving. Constructed in traditional timber-frame post-and-beam, both house and barn reflect enduring craftsmanship. The land features rich black loam soil, two fenced garden areas, and over 300 trees and shrubs, many heirloom varieties. Highlights include a formal peony garden, heirloom apple trees, arbor vitae, and original iris and peonies propagated over time. A rare opportunity to own a thoughtfully preserved historic property with exceptional grounds and lasting architectural character.

Realtor Remarks

Listing office does not hold EM-TBD w accepted offer. Seller prefers listing broker to be present-please provide advance notice for showings.

ShowingAssist Instruction

List Agent: **F_61028** License ID: **471021761**
Brandon C Beyer - CELL: 815-275-3612

brandon@jimsullivan-realty.com

Co-List Agent: License ID:

Listing Office: **F_SULLI**
JIM SULLIVAN REALTY - MAIN: 815-947-9040

725 N. Pearl St.

Stockton IL 61085

Co-List Office:

Agency Type: **Exclusive Right to Sell**

Agent Owned or Interest: **N**

DOM: **5**

Designated Managing Broker: **Yes**

Hold Earnest Money:**No**

CDOM: **5**

Sale Price:

Pending Date:

Sold Date:

Sale Type:

Sold Financing:

Buyers:

Selling Office:

Selling Agent:

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