



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer  
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527  
Amy Edwards (618) 383-5614

Tina Wells (618) 599-0186  
Lyndell Rice (618) 384-6563



356 S. Second St.  
Albion, IL 62806

**Asking Price: \$29,900**

### Information About Listing

<b>Year Built</b>	1896	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story Frame	<b>PIN</b>	03-2-069-08
<b>Square Footage m/l</b>	994	<b>School District</b>	Edwards County CUSD#1
<b>Total Rooms</b>	5	<b>Heat</b>	Gas
<b>Bedrooms</b>	2-3	<b>A/C</b>	Central
<b>Bathrooms</b>	1	<b>Water</b>	City
<b>Foundation</b>	Block Basement	<b>Sewer</b>	City
<b>Garage</b>	None	<b>Average Utilities m/l</b>	Approx. \$100.00 (Ameren) \$30.00 (Consumer Gas)
<b>Lot Size m/l</b>	59.5'x268'	<b>Property Taxes m/l</b>	\$664.18

### Notes

**Room Dimensions**—Living Room: 13'x15'10"; Kitchen: 15'2"x13'4"; Master Bedroom: 9'5"x11'5"; Bedroom 2: 8'5"x9'4"; Bedroom 3: 9'10"x11'2"; Bathroom: 5'x4'3"; Utility: 8'10"x13'5"

**Items Included**—Refrigerator; Range; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Outdoor Shed; Light Fixtures, as they exist

**More Features**...water heater (30 gallon) purchased in 2002

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

[www.integritylistings.net](http://www.integritylistings.net) • [www.integrityauctions.net](http://www.integrityauctions.net) • [www.facebook.com/integritysells](http://www.facebook.com/integritysells)