



“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



222 N. Main St.  
Bellmont, IL 62811

**Asking Price: \$58,000**

### Information About Listing

<b>Year Built</b>	unknown	<b>County</b>	Wabash
<b>Type of Construction</b>	1-Story (Frame)	<b>PIN</b>	02-209-36-401-008
<b>Square Footage m/l</b>	1,220	<b>School District</b>	Wabash #348
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Forced-Air (Rheem; age unknown)
<b>Bedrooms</b>	2-3	<b>A/C</b>	Central (GE; age unknown)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Block)	<b>Sewer</b>	City
<b>Garage</b>	2-Car Detached (30'x28')	<b>Average Utilities m/l</b>	Electric: \$47.00 (Ameren); Gas: \$60.00 (MCPU)
<b>Lot Size m/l</b>	82.5'x157'	<b>Property Taxes m/l</b>	\$691.86 (estimated w/ Owner Occupied Exemption ONLY)

### Notes

**Room Dimensions**—Living Room: 19'6"×11'11"; Kitchen: 11'7"×14'5"; Dining Room: 14'×13'3"; Bath: 4'×7'3"; Bedroom 1: 11'1"×9'; Bedroom 2: 9'×11'5"; Utility Room/Den: 13'4"×11'2"; Enclosed Front Porch: 5'4"×15'1"; Upstairs (potential BR 3): 29'2"×10'6"

**Items Included**—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna; All Planted Vegetation; Existing Storm and Screens; Garage Door Opener w/ 2 Remotes; Central AC/HVAC system; Light Fixtures, as they exist

**More Features**...100-amp service; deck (16'×10'); roof app. 11 y/o; detached garage has concrete floor, electricity, and 18' door

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)