



“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 Tina Wells (618) 599-0186  
Amy Edwards (618) 383-5614 Lyndell Rice (618) 384-6563



128 E. Oak St./365 N. Third St.

Albion, IL 62806

**Asking Price: \$45,000**

### Information About Listing

<b>Year Built</b>	2014	<b>County</b>	Edwards
<b>Type of Construction</b>	Fleetwood Singlewide Mobile Home	<b>PIN</b>	03-2-123-06
<b>Square Footage m/l</b>	1,207	<b>School District</b>	Edwards County CUSD #1 (Albion Grade School)
<b>Total Rooms</b>	4	<b>Heat</b>	Electric Forced-Air (Coleman; 2014)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (2014)
<b>Bathrooms</b>	2 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace/Underpinning/Piers	<b>Sewer</b>	City
<b>Garage</b>	1-Car Detached (24'x30')	<b>Average Utilities m/l</b>	ALL ELECTRIC: \$135.00 (Ameren)
<b>Lot Size m/l</b>	111.75'x189.25'	<b>Property Taxes m/l</b>	\$1,768.48 (currently NO exemptions)

### Notes

**Room Dimensions**—Kitchen/Living/Dining Room: 14'9"x30'4"; Master Bedroom: 12'x16'; Master Bath: 7'7"x8'8"; Master Closet: 3'5"x8'1"; Bedroom 2: 9'5"x9'5"; Hall Bath: 4'8"x5'; Bedroom 3: 8'5"x15'6"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; 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 AC/HVAC System; Outdoor Shed; Light Fixtures, as they exist

**More Features**...200-amp service on breakers; 40-gallon water heater (2014); property includes additional singlewide mobile home/rental property located at 365 N. Third St., Albion, on the same parcel of land

***TWO MOBILE HOMES WITH INCOME POTENTIAL  
FOR ONE GREAT PRICE!!!***

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)