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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



49 CR 300 E

Albion, IL 62806

Asking Price: \$210,000

Information About Listing

Year Built	2006	County	Edwards
Type of Construction	Frame w/ Loft "Pole Barn House"	PIN	03-1-319-02
Square Footage m/l	2,350 (app., includes loft)	School District	Edwards County CUSD #1
Total Rooms	5	Heat	Radiant Floor Heat (wood burner); Wood Stove
Bedrooms	3	A/C	Central (age unknown)
Bathrooms	2 Full	Water	Ellery Rural Water Corp.
Foundation	Concrete Slab	Sewer	Aerated Septic System
Garage	2-Car Attached (25'x38')	Average Utilities m/l	Elec.: \$280.67 (Wayne-White); LP: market
Lot Size m/l	4.00 +/- acres	Property Taxes m/l	\$3,430.72 (w/ Owner Occupied Exemption ONLY)

Notes

Room Dimensions—Kitchen: 12'x17'4"; Dining Room: 11'x17'4"; Living Room: 21'6"x24'; Bath: 7'x9'8"; Master Bedroom: 14'2"x17'7"; Master Bath: 9'6"x10'; Bedroom 2: 12'3"x17'; Bedroom 3: 11'8"x17"; Loft: 14'x25'

Items Included—Refrigerator; Stove/Oven; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; Satellite dish and System; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); Central AC/HVAC System; Electric Garage Door and opener; Wood Stove in Living Room; 250-gallon LP tank

More Features...200-amp electrical service on breakers; beautiful 400 sq. ft. covered front porch; wood-look stamped and stained concrete back patio; highly efficient radiant floor heat (exterior wood burner); detached 1200 sq. ft. (30'x40') insulated pole barn with electricity, water, and half bath; situated on chip-n-seal road with convenient proximity to both County Line Road (Grayville) and Red Hill Road (Albion); Notes on heating system: Electric FA for backup, propane for shed heat only (ext. wood burner to fuel heat for floor and FA, if needed)

COUNTRY LIVING AT ITS BEST!!!

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

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