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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



372 N. Third St.  
Albion, IL 62806

**Asking Price: ~~\$55,000~~**

**Reduced: \$50,000**

### Information About Listing

<b>Year Built</b>	1980	<b>County</b>	Edwards
<b>Type of Construction</b>	Modular (Wausau home)	<b>PIN</b>	03-2-148-04 (improved lot), 03-2-147-02 (vacant lot)
<b>Square Footage m/l</b>	1,056	<b>School District</b>	Edwards County CUSD #1
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Boiler with baseboard registers (“Weil-McLain”)
<b>Bedrooms</b>	3	<b>A/C</b>	Window Units
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Block Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	Attached 12’x24’ (1-car)	<b>Average Utilities m/l</b>	Electricity: \$90.00 (Ameren); Gas: \$50.00 (Consumers)
<b>Lot Size m/l</b>	.47 acres (2 lots)	<b>Property Taxes m/l</b>	\$1,273.30 (owner occ. exemption; both parcels total)

### Notes

**Room Dimensions**—Living Room: 14’10”x15’10”; Kitchen/Dining Area: 8’2”x19’2”; Master Bedroom: 8’1”x13’3”; Bath: 5’7”x4’9”; Bedroom 2: 11’4”x11’2”; Bedroom 3: 8’10.”x11’5”

**Items Included**—Refrigerator; Range; Washer; Dryer; Microwave; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceilings Fans; Window Air-Conditioners; Fireplace; Fireplace Gas Logs; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door with openers; Central Air Conditioning; Light Fixtures as they exist

**More Features**...100-amp breakers; 40-gallon gas water heater (“Whirlpool”); detached workshop with overhead door; shed; playhouse; new hardwood flooring installed (two bedrooms, 2017); siding, roof, and windows replaced in 2010; kitchen, living room, and dining room remodeled in 2010; **Very clean, and well-maintained home!**

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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