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51 West Main Street, Albion, IL 62806

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554 E. Walnut St.  
Albion, IL 62806

**Asking Price: \$79,500**

### Information About Listing

<b>Year Built</b>	1993	<b>County</b>	Edwards
<b>Type of Construction</b>	“Crestpoint” Doublewide Mobile Home	<b>PIN</b>	03-1-006-02
<b>Square Footage m/l</b>	1,960 (28’x70’)	<b>School District</b>	Edwards County CUSD #1
<b>Total Rooms</b>	7	<b>Heat</b>	Gas Forced-Air (Miller, original to home)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Coleman, app. 5 y/o)
<b>Bathrooms</b>	2 Full	<b>Water</b>	City
<b>Foundation</b>	Block Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	Detached 1-Car (40’x28’)	<b>Average Utilities m/l</b>	Electricity: \$85.00 (Ameren); Gas: \$38.00 (Consumers)
<b>Lot Size m/l</b>	7 Acres (+/-)	<b>Property Taxes m/l</b>	\$1,677.01 (est. w/ Owner Occ. Ex. at current assessed value)

### Notes

**Room Dimensions**—Living Room: 18’8”x12’7”; Bedroom 3: 12’7”x11’7”; Bedroom 2: 12’7”x11’6”; Main Bath: 4’6”x9’3”; Formal Dining Room: 10’5”x12’7”; Kitchen: 11’6”x11’; Informal Dining Area: 9’5”x10’9”; Family Room: 16’4”x14’3”; Utility Room: 8’2”x9’1”; Master Bedroom: 12’7”x13’10”; En-Suite Master Bath: 12’8”x7’9”

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; All Tacked Down Carpeting; All Window Treatment/ Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceilings Fans; TV Antenna System; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener (no remotes); Central Air Conditioning/HVAC System; Outdoor Shed; Light Fixtures as they exist

**More Features**...200-amp electrical service on breakers; 40-gallon electric water heater (“A.O. Smith”, app. 4 y/o); shingle roof app. 12-15 y/o; asphalt driveway (15’x115’); shed 1: 13’x28’; shed 2: 10’x6’; carport: 20’x18’; front covered deck/porch (8’x12’); back covered deck/porch (12’x24’); ample storage space with numerous closets throughout; carpet/vinyl throughout; rolling, partially wooded acreage located just outside city limits; partially fenced for pasture

**SPECIAL NOTE:** Sellers are reserving ALL oil, coal, natural gas, and other mineral interests/rights of record.

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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