



“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



1540 CR 2500 N

Grayville, IL 62844

Asking Price: ~~\$137,000~~

Reduced: ~~\$128,000~~

REDUCED AGAIN: \$119,900

Information About Listing

Year Built	1978	County	White
Type of Construction	Wausau (panel/pre-fab)	PIN	003-22-300-004
Square Footage m/l	1,488	School District	Grayville CUSD #1
Total Rooms	5	Heat	Gas Boiler w/ baseboard registers
Bedrooms	3	A/C	Central (app.15 y/o)
Bathrooms	1 Full, 1 Half	Water	Ellery Rural Water Corp.
Foundation	Block Crawlspace	Sewer	Septic
Garage	Attached, 2-car (22'x24')	Average Utilities m/l	Electricity: \$175.83 LP: n/a (market, "FS")
Lot Size m/l	1.5 acres	Property Taxes m/l	\$1,324.74 (w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 21'10"x11'6"; Dining Area: 11'10"x10'4"; Kitchen: 16'11"x11'6"; Half Bath: 4'4"x7'5"; Full Bath: 4'11"x7'; Utility/Service Room: 5'11"x11'6"; Bedroom 1: 15'x11'6"; Bedroom 2: 15'x11'6"; Bedroom 3: 8'2"x14'

Items Included—Range; Microwave; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Some window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceilings Fans; Fireplace Screen, Door, Grate; Fireplace Gas Logs; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door with 6 transmitters; Central AC; Utility/Yard Shed (10'x14', wood floor); Light Fixtures as they exist; 500-gallon LP tank

More Features...200-amp breakers; 40-gallon gas water heater ("Richmond", 2010); new architectural shingle roof in June 2018; full bath remodeled 2009, repainted July 2018; new "Champion" vinyl replacement windows throughout in February 2009 (bow window replaced 2009, new screen 2017); three windows replaced in 2017; updates in 2012: new front door, new siding and garage doors, new gutters and downspouts; updates through 2015-2016 updates: block wall (with planters) by shop, hardware laminate flooring throughout home, kitchen counters, stove; 2017-2018 updates: new kitchen faucet, ceiling tiles in kitchen, kitchen cabinets repainted and tile backsplash added, ceiling fan in LR, front screen door, ceilings repainted, carpet in bedrooms, fireplace tilework

Pole Barn Details...Tru-Bilt 30'x50' pole barn (built in 2012) with 10' side walls, 8'x16' power overhead insulated door, insulated and finished out walls and ceilings, 3/4 bath, electrical sub-panel, nice concrete floor, and "kitchenette"...**EXTREMELY NICE BUILDING!!!**

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 • www.integrityauctions.net • www.facebook.com/integritysells