



“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  
Amy Edwards (618) 383-5614

Tina Wells (618) 599-0186  
Lyndell Rice (618) 384-6563



**2189 CR 825 N**  
**Fairfield, IL 62837**  
**Asking Price: \$165,000**

### Information About Listing

<b>Year Built</b>	1975	<b>County</b>	Wayne
<b>Type of Construction</b>	Frame, Bi-level	<b>PIN or Parcel #</b>	09-03-008-010
<b>Square Footage m/l</b>	2,408	<b>School District</b>	Fairfield Public School District #112, FFHS #225
<b>Total Rooms</b>	6	<b>Heat</b>	LP-F/A (Trane-XR95, 2011)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (York, 2011)
<b>Bathrooms</b>	2 Full, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Basement, Block	<b>Sewer</b>	City
<b>Garage</b>	2-Car Attached (22'x26'6")	<b>Average Utilities m/l</b>	\$241.32 (Average for Water, Electric)
<b>Lot Size m/l</b>	1.72 Acres	<b>Property Taxes m/l</b>	\$3,267.52 (w/ Owner Occupied Exemption)

### Notes

**Room Dimensions**—Family Room: 16'8"x17'; Kitchen/Dining (irreg.): 15'6"x18'; **Upper Level:** Living Room: 27'7"x17'8"; Master Bedroom: 13'5"x17'11" (w/ en-suite bath and double closet); Bedroom 2; 10'6"x14'3"; Bedroom 3: 10'6"x14'3

**Items Included**—Refrigerator; Range; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Fireplace Screen, Door, Grate; Fireplace Logs, Electric Insert; Existing Storm and Screens; Electronic Garage Door Opener(s) w/ 2 Transmitters; Central Air Conditioning; Outdoor Shed; Light Fixtures, as they exist

**More Features**...200-amp breakers; 50-gallon "Rheem-Marathon" electric water heater (2011); electric fireplace insert (also "gas-ready"); attached double carport; partially fenced back yard; beautifully landscaped; covered porch; 10'x15' yard barn; architectural single roof replaced 2014; exterior windows and doors replaced 2005; gutters and vinyl siding replaced 2005; upstairs flooring replaced in 2012; vinyl plank flooring in kitchen/dining and family room replaced 2017; "Woods" basement system installed 2009 w/ new battery, pump and alarms updated 2017; sump pump replaced 2014; "Frontier" and "New Wave" internet providers available; Country-like setting close to town on excellent road

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)