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75 CR 1300 N

Albion, IL 62806

Asking Price: \$64,000

Information About Listing

Year Built	1936	County	Edwards
Type of Construction	1-Story, Frame	PIN	02-1-039-03
Square Footage m/l	1,008	School District	Edwards County CUSD #1
Total Rooms	6	Heat	LP Wall-Mounted Heater (age unknown)
Bedrooms	3	A/C	3 Window Units (ages unknown)
Bathrooms	1 Full	Water	Ellery Rural Water Corporation
Foundation	Crawlspace (Brick/Block)	Sewer	Septic (buried, concrete)
Garage	Detached Carport (21'x20')	Average Utilities m/l	Electric: \$110.00 (Wayne-White); LP: market
Lot Size m/l	2 Acres	Property Taxes m/l	\$690.40 (w/ Owner Occupied Exemption ONLY)

Notes

Room Dimensions—Living Room: 13'x12'6"; Bedroom 1: 10'2"x9'6"; Dining Room: 13'x12'2"; Bedroom 2: 10'2"x10'; Bath: 6'4"x9'; Kitchen: 12'6"x8'10"; Bedroom 3: 12'8"x10'10"

Items Included—Refrigerator; Range; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); Window Air Conditioners (x3); Existing Storm and Screens; Electronic Garage Door Opener w/ 2 Remotes; Outdoor Shed; Light Fixtures, as they exist; Carport; Two other sheds

More Features...100-amp electrical service on breakers; 30-gallon LP water heater (Reliance, 2016); roof app. 15 y/o (architectural shingles); vinyl siding; replacement windows on front half of home (app. 4 y/o), back half windows app. 12-14 y/o; partially updated wiring; some vinyl and carpet throughout; rear patio (15'x18', concrete); sheds: 10'x7', 14'x20', 24'x32'; covered 10'x24'back porch; This property is being conveyed in lieu of survey.

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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