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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



BANK-OWNED

1950 Ill. Route 130

West Salem, IL 62476

Asking Price: \$67,500

Information About Listing

Year Built	1979	County	Edwards
Type of Construction	1-Story, Frame (Ranch)	PIN	04-12-100-004 (Old # 01-1-073-05)
Square Footage m/l	1863	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	“Coleman” dual outside unit (2019, propane)
Bedrooms	3	A/C	Central (same as above)
Bathrooms	1-Full, 1-Half	Water	Deep Well (drilled, app. 90')
Foundation	Crawlspace (Block)	Sewer	Septic
Garage	Attached Garage (13'x27')	Average Utilities m/l	Utilities Ameren (see notes); Gas: (LP, 500 gal. tank inc.)
Lot Size m/l	1.00 +/- Acre	Property Taxes m/l	\$1,554.30 (w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Living Room: 17'7"x15'; Eat-in Kitchen: 12'x25'9"; Bedroom 1: 17'2"x11'6"; Bedroom 2: 13'5"x12'; Bedroom 3: 9'5"x14'9"; Bathroom: 7'10"x12'; Half-Bath/Laundry 9'5"x14'9"; Bonus Room/Workshop: 12'6"x9'4"

Items Included—Range; Dishwasher; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Window Air Conditioner (in garage); Existing Storm and Screens; Electronic Garage Door Opener; Central AC/HVAC system; Water Softener; Light Fixtures, as they exist; **NO WARRANTIES ON ANY ITEMS**

More Features...200-amp electrical service on breakers; 40-gallon propane water heater; 24'x36' Square Post Building w/ 9' ceiling, concrete floor, subpanel from house and 21'x9' lean-to; Laminate flooring throughout; Completely rewired in 1990; NO oil and mineral rights to be conveyed; Ellery Rural Water line across the road

Please Note: *Utilities are not available due to vacancy; THIS IS BANK-OWNED, REO PROPERTY...IT IS SELLING “AS-IS, WHERE-IS” WITH NO WARRANTIES, WRITTEN OR IMPLIED...POTENTIAL BUYERS ARE RESPONSIBLE FOR THEIR OWN INSPECTIONS AND FURTHER DUE DILIGENCE.*

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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