



“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



430 S. Main St.  
Grayville, IL 62844

**Asking Price: \$40,000**

### Information About Listing

<b>Year Built</b>	1950's	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	05-20-283-023; 05-20-283-024; 05-20-283-025
<b>Square Footage m/l</b>	1,120 (main floor)	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	5	<b>Heat</b>	Central Forced Air (age unknown)
<b>Bedrooms</b>	3-4	<b>A/C</b>	Central (age unknown)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	Detached, 2-Car (21'x28')	<b>Average Utilities m/l</b>	Elec.: \$136.90 (Ameren); City Bill: \$118.89 (gas, water, sewer, trash)
<b>Lot Size m/l</b>	100'x145'	<b>Property Taxes m/l</b>	\$310.00 <i>see notes below</i>

### Notes

**Room Dimensions**—Living Room: 11'6"x15'6"; Kitchen: 10'x10'; Bedroom 1: 13'6"x11'6"; Bedroom 2: 11'x9'; Dining Room/Potential Bedroom 3: 9'x11'; Bath: 5'x7'; Finished Portion of Basement/Potential Bedroom 4: 24'x11'6"; Laundry: 13'x13'; Front Porch: 6'x12'

**Items Included**—Refrigerator; Range; Microwave; Satellite Dish and System; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central AC/HVAC System; Light Fixtures, as they exist

**More Features**...gas water heater 2019; shingle roof on house and garage in September 2019; new front porch; **real estate tax figures for this property include 3 separate parcels with owner occupied exemption on improved parcel only, at current assessed value**

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)