



“See the difference *Integrity* makes!”

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BANK-OWNED

1950 Ill. Route 130
West Salem, IL 62476

Asking Price ~~\$19,500~~

Reduced! \$5,500

Information About Listing

Year Built	1979	County	Edwards
Type of Construction	1-Story, Frame (Ranch)	PIN	12-1-00 Old # 01-1-073-05
Square Footage m/l	1863	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	"Furnace" 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	Crawl Space (Block)	Septic	Septic
Garage	Attached Garage (13'x21')	Average Utilities m/l	Utilities Ameren (see notes); Gas: (LP, 500 gal. tank inc.)
Lot Size m/l	1.00 Acres	Property Taxes m/l	\$1,554.30 (w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Living Room: 12'x12'; Eat-in Kitchen: 12'x25'9"; Bedroom 1: 17'2"x11'6"; Bedroom 2: 13'5"x12'; Bedroom 3: 9'3"x11'; Bathroom: 7'11"x5'6"; 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 Treatments; Garage; Existing Storm and Screens; Electronic Garage Door Opener; Central AC/HVAC; Water Heater; Light Fixtures, as they exist; **NO WARRANTIES ON ANY ITEMS**

More Features...—Separate 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 gas 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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