



“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 Tina Wells (618) 599-0186
Amy Edwards (618) 383-5614 Lyndell Rice (618) 384-6563



1325 CR 1380 N

Carmi, IL 62821

Asking Price: \$87,500

Reduced: \$82,500

Information About Listing

Year Built	1970's	County	White
Type of Construction	1-Story, Frame	PIN	14-20-100-002
Square Footage m/l	1,465	School District	Carmi-White County CUSD #5
Total Rooms	6	Heat	Gas/LP FA "Ameristar" (2007)
Bedrooms	2-3	A/C	Central (2007)
Bathrooms	1 Full; 1 Three-Quarter	Water	Drilled "Sandpoint" well (app. 23')
Foundation	Crawlspace (block)	Sewer	Septic
Garage	Attached, 2-Car (26'x28')	Average Utilities m/l	Electric: \$98.00 (Wayne-White); Propane
Lot Size m/l	Irregular, 0.91 Acre	Property Taxes m/l	\$570.99 (est. w/ owner occ. ex. ONLY, curr. assess.)

Notes

Room Dimensions—Front Entry/Dining: 15'x11'; Utility/Laundry: 7'8"x7'8"; Kitchen: 8'2"x14'3"; Living Room: 13'4"x12'10"; Enclosed Back Porch/Sunroom: 10'6"x10'; Master Bedroom: 12'2"x12'7"; Master Bath: 7'8"x6'4"; Master Closet: 4'8"x6'4"; Bedroom 2: 12'1"x12'11"; Main Bath: 11'x6'8"; Home Office/Potential Bedroom 3: 10'2"x10'11"

Items Included—Refrigerator; Range; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener; Central Air Conditioning/Furnace/HVAC System and components; Water Softener; Outdoor Shed; Light Fixtures, as they exist

More Features... 150-amp electrical service on breakers; 40-gallon "HWI" LP/gas water heater; vinyl siding, shingle roof, vinyl replacement windows all in 2007; drywall, some paneling, carpeting, vinyl flooring; LP tank leased

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 • www.integrityauctions.net • www.facebook.com/integritysells