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51 West Main Street, Albion, IL 62806

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120 N. Second St.
Albion, IL 62806

Asking Price: \$19,900

Information About Listing

Year Built	1926	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-176-014
Square Footage m/l	620	School District	Edwards County CUSD #1 (AGS)
Total Rooms	3	Heat	2 “Warm Morning” Stoves
Bedrooms	1	A/C	n/a
Bathrooms	1 Three-Quarter	Water	City
Foundation	Crawlspace (brick)	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: Ameren; Gas: Consumers; SEE NOTES
Lot Size m/l	59.4’x240’	Property Taxes m/l	\$450.64 (w/ NO Exemptions)

Notes

Room Dimensions—Living Room: 16’9”x15’1”; Bedroom 1: 11’7”x13’2”; Three-Quarter Bathroom: 6’9”x5’8”; Kitchen: 15’x13’9”; Rear Entryway: 5’8”x3’10”

Items Included—Range; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; All Planted Vegetation; Existing Storm/Screens; Light Fixtures, as they exist

More Features...100-amp (?) electrical service on breakers; 30-gallon gas water heater (1998); asphalt shingle roof (age ?); partial metal roof on South side; vinyl siding; wooden windows/storms, 2 vinyl replacement windows; some carpeting; paneling and plaster walls; 10’x6’ covered front porch (concrete floor); 12’x18’ shed; **utility averages were not available due to extended period of vacancy**

FIXER-UPPER, SELLING “AS-IS, WHERE-IS”

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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