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399 N. Fifth St.
Albion, IL 62806

Asking Price: \$135,000

Information About Listing

Year Built	1840	County	Edwards
Type of Construction	2-Story, Brick Masonry	PIN	10-02-226-003; 002
Square Footage m/l	1,696	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Split unit w/ heat pump, electric baseboard heat
Bedrooms	3-4	A/C	Window units/Split unit
Bathrooms	1 Three-Quarter	Water	City
Foundation	Crawlspace w/ Cellar	Sewer	Septic
Garage	2-Car Garage <i>SEE NOTES</i>	Average Utilities m/l	Elec.: Ameren; Consumers Gas available <i>SEE NOTES</i>
Lot Size m/l	3.97 +/- Acres TOTAL	Property Taxes m/l	\$971.40 (EST. w/ owner occ. ex. ONLY, at current assessed value)

Notes

Room Dimensions—Entryway: 6'6"x6'4"; Living Room: 14'6"x14'3"; Kitchen: 14'1"x13'10"; Parlor (possible bedroom): 14'x14'6"; Bathroom (three-quarter): 3'7"x7'2"; Back Entry/Enclosed Porch: 10'x5'10"; **UPSTAIRS**—Bedroom 1: 14'10"x12'6"; Bedroom 2: 14'1"x14'6"; Bedroom 3: 14'8"x12'4"

Items Included—Range; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Window Air Conditioner(s); Existing Storm and Screens; Electronic Garage Door Opener(s) with 2 Transmitters; AC System and Components; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; corrugated metal roof (approx. 3 y/o); brick masonry; plaster walls throughout; original (?) woodworking; 12'x17' wooden deck; 14'x11' brick shed/smoke-house; 26'x32' old barn with lean-to (32'x10'); two sheds: 7'x9' and 10'x12'; 27'x27' "Built-Mor" pole barn garage with extra-thick concrete floor, overhead garage door, electrical, and workshop area; **utility averages not available due to vacancy**

HISTORIC HOME IN AN EXCELLENT NEIGHBORHOOD!!!

THIS PROPERTY AND ANY ITEMS INCLUDED ARE OFFERED "AS-IS, WHERE-IS" WITH ALL FAULTS, IF ANY. NO WARRANTIES WRITTEN OR IMPLIED.

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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