



“See the difference **INTEGRITY** makes!”

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420 E. Pine St.  
Albion, IL 62806

**Asking Price: \$425,000**

### Information About Listing

|                             |                           |                              |   |
|-----------------------------|---------------------------|------------------------------|---|
| <b>Year Built</b>           | 1996                      | <b>County</b>                | Edwards   |
| <b>Type of Construction</b> | 1-Story, Frame            | <b>PIN</b>                   | 10-01-251-002; 10-01-201-002                      |
| <b>Square Footage m/l</b>   | 1,746                     | <b>School District</b>       | Edwards County CUSD #1 (AGS)                      |
| <b>Total Rooms</b>          | 6                         | <b>Heat</b>                  | Gas FA  |
| <b>Bedrooms</b>             | 3                         | <b>A/C</b>                   | Central   |
| <b>Bathrooms</b>            | 2 Full; 2 Half            | <b>Water</b>                 | City  |
| <b>Foundation</b>           | Crawlspace (block)        | <b>Sewer</b>                 | Septic  |
| <b>Garage</b>               | 2-Car, Attached (24'x26') | <b>Average Utilities m/l</b> | Elec.: \$99.00 (Ameren); Gas: \$79.48 (Consumers) |
| <b>Lot Size m/l</b>         | 35.1 Acres Total          | <b>Property Taxes m/l</b>    | \$2,082.50 (w/ current exemptions)                |

### Notes

**Room Dimensions**—Kitchen: 14'x13'; Dining Room: 11'1"x13'11"; Living Room: 24'x14'1"; Master Bedroom: 17'8"x13'11"; en Suite Bath (Full): 8'x8'7"; Bedroom 2: 10'8"x14"; en Suite Bath (Half, for BR 2): 5'8"x4'11"; Bedroom 3: 10'3"x14'1"; en Suite Bath (Half, for BR 3): 5'8"x4'11"; Laundry Room: 8'8"x4'8"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener; AC/HVAC System and Components; Water Softener; Light Fixtures, as they exist

**More Features**...200-amp(?) electrical service on breakers; architectural shingle roof; vinyl siding; “Carrier” furnace and AC unit new in 2020; 40-gallon “Bradford White” water heater new in 2020; updated septic in/around 2020 (aerated system); 14'x37' outbuilding with poured concrete floor, electrical, 3 overhead doors and 13'x14' finished room; 24'x24' outbuilding with poured concrete floor and overhead door (currently no electric to this building)

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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