



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

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Designated Managing Broker/Auctioneer
 Mobile: (618) 302-0325 (License #471.000893/441.002027)

Real Estate Brokers:

Tina Wells (618) 599-0186

Cindy Hodgson (618) 384-8594

Rhonda Colyer (618) 445-1527

Lyndell Rice (618) 384-6563

Cory Ristvedt (618) 839-5999



2001 N. Nashville Rd.

Olney, IL 62450

Asking Price: ~~\$450,000~~

Reduced: \$429,000

Information About Listing

Year Built	2009	County	Richland
Type of Construction	2-Story, Frame	PIN	13-34-300-009
Square Footage m/l	2,880 (above grade); 1,632 (basement)	School District	Richland County CUSD #1
Total Rooms	12	Heat	Geothermal, Electric and Radiant (basement floor)
Bedrooms	8	A/C	Central (Geothermal)
Bathrooms	4 Full	Water	Well
Foundation	Full, Walkout Basement	Sewer	Septic
Garage	See Notes	Average Utilities m/l	Elec. (Norris Electric): \$175.00 (House); \$175.00 (Shop)
Lot Size m/l	5 Acres Total	Property Taxes m/l	\$5,517.16 (at current assessment w/ owner occ. exemption)

Notes

Room Dimensions—Eat-In Kitchen: 25'5" x 17'4"; Living Room: 24'5" x 15'3"; Master Bedroom: 15'6" x 13'6"; en Suite Bath: 11'3" x 4'10"; Bedroom 2: 13'11" x 11'2"; Main Bath (Full): 8'6" x 7'11"; **Upstairs...** Bedroom 3: 15'5" x 12'1"; Bedroom 4: 13'7" x 11'4"; Bedroom 5: 15'5" x 12'2"; Bedroom 6: 15'5" x 12'2"; Bathroom 2 (Full): 8'6" x 7'11"; **Walkout Basement...** Entry Way: 7'4" x 7'4"; Kitchen (with laundry): 25'9" x 18'; Bedroom 7: 13'6" x 11'9"; Bedroom 8: 13'6" x 11'9"; Office: 19'5" x 12'; Bathroom 3 (Full): 9'5" x 4'11"; Mechanical Room: 10'6" x 8'3"

Items Included—Microwave; Dishwasher; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Plant-ed Vegetation; AC/HVAC System and Components; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; metal roof and siding; vinyl insulated double hung windows; upstairs kitchen fully updated in 2021 including; soft close cabinets and drawers, granite countertops and recessed lighting; solid oak 6-panel doors and oak trim throughout; laminate, carpet, and linoleum flooring; large walk-in closets; 80-gallon and 30-gallon hot water heaters; 9'6" x 48' covered front porch; strawberry and asparagus garden

Workshops—**Building 1**...88'x54' garage/workshop with attached 20'x24' office area with one full bathroom; 5,232 square feet; post frame construction with insulated ceiling and walls, concrete floor and electrical; infrared propane heat on ceiling; 16' sidewalls; 3 oversized garage doors; propane tank; **Building 2**...64'x48' outbuilding; post frame construction; concrete floor; 16'x20' sliding doors; 30'x48' lean-to (no concrete); 3-phase power available at the road (does not currently extend to property)

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