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140 E. Main St.
Albion, IL 62806

Asking Price: \$29,900

Information About Listing

Year Built	1987	County	Edwards
Type of Construction	Singlewide, “Amberwood”	PIN	10-01-302-024
Square Footage m/l	924 (14’x66’)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	4	Heat	Gas FA (age ?)
Bedrooms	2	A/C	Central (app. 3-5 y/o)
Bathrooms	1, Three-quarter	Water	City
Foundation	Piers w/ Underpinning, Crawlspace	Sewer	City
Garage	Detached, 1-Car, 14’x20’	Average Utilities m/l	Elec.: \$166.00 (Ameren); Gas: \$27.58 (Consumers)
Lot Size m/l	49.5’x224’	Property Taxes m/l	\$264.26 (estimated w/ Owner Occ. Ex. ONLY)

Notes

Room Dimensions—Eat-In Kitchen: 12’11”x16’; Living Room: 12’11”x16’; Bedroom 1: 10’9”x11’7”; Bathroom (three-quarter): 11’1”x9’6””; Bedroom 2: 10’x7’7”

Items Included—Refrigerator; Range; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detector(s); All Planted Vegetation; Existing Storm/Screens; Central AC/Furnace/HVAC System and Components; Light Fixtures, as they exist

More Features...100-amp (?) electrical service on breakers; architectural shingle roof (mobile home and garage, app. 8-10 y/o); metal and vinyl siding; paneling and some drywall throughout; carpet and vinyl flooring; 40-gallon “Richmond” electric water heater (2020); 10’x25’ covered concrete porch/patio; 14’x20’ detached garage; 10’x20’ block shed

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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