



"See the difference **INTEGRITY** makes!"

**301 ILLINOIS ROUTE 15 (WEST)**  
**Albion, IL 62806 (618) 445-2267**

**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**



\*\*Lines are approximate, NOT A SURVEY\*\*

## **COMMERCIAL PROPERTY**

**315 Front St.**

**Browns, IL 62818**

**Asking Price: \$300,000**

### **Information About Listing**

<b>County</b>	Edwards
<b>PIN</b>	Pt. 12-04-127-007; 12-04-126-004; 12-04-126-008; 12-04-101-005
<b>Lot Size m/l</b>	Approximately 7.5 +/- Acres (survey will be required)
<b>Property Type</b>	Grain Elevator/Commercial Buildings
<b>Property Taxes m/l</b>	Agent will prepare an estimate (serious inquiries)
<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Water and Sewer</b>	Village of Browns/City of Albion
<b>Utilities</b>	Electric: Ameren

### **Notes**

**Office Building/Scale House:** 55'x32' and 10'x10' (scale controls); functioning set of drive up scales

**Grain Elevator:** 200,000 bu. estimated TOTAL; original elevator built around 1950; additional elevator added around 1965

**Additional Information...** 1900 sq. ft. storage building; gravel storage pits on west end of property near railway; access via grant of easement across/along vacated roadways owned by seller

\*\*\*Survey work and additional abstracting/title work will be necessary for any transaction involving this 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

**integritylistings.net • integrityauctions.net • facebook.com/integritysells**