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MIXED-USE PROPERTY

1434 IL RT 130
Albion, IL 62806

Asking Price: \$134,900

Information About Listing

Year Built	1950	County	Edwards
Type of Construction	1-Story, Frame	PIN	07-01-351-001
Square Footage m/l	840 (house)	School District	Edwards County CUSD #1
Total Rooms	4	Heat	Propane Forced Air (not working)
Bedrooms	2	A/C	Central (not working)
Bathrooms	1 Full	Water	Ellery Rural Water
Foundation	Full, Block	Sewer	Septic
Garage	see notes	Average Utilities m/l	Electric: \$100.00 (Wayne-White); Propane: *market value*
Lot Size m/l	3.45 +/- Acres	Property Taxes m/l	\$2,253.74 (w/ NO exemptions at current assessment)

Notes

Room Dimensions—Living Room: 13'7"x17'; Kitchen: 9'6"x17'; Bedroom 1: 10'3"x11'3"; Bedroom 2: 11'2"x12'; Bathroom (full): 5'3"x7'

Items Included—Propane Tank (owned); Air Compressor (shop); 25,000 BTU Clean Burn CB2501 Oil Furnace (shop); propane water heater (unknown condition)

More Features...100-amp electrical service on breakers; asphalt shingle roof; brick siding; 40'x90' shop building with office area (block construction); 45'x55' post frame shed with 13' sidewalls and two 10'x10' overhead doors; 45'x192' post frame shed with 12' side walls, one 12'x17' sliding door, and two 10'x10' overhead doors; 14'x21' portable shed with 9' side walls

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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