



“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



399 N. Fifth St.

Albion, IL 62806

Asking Price: \$99,900

Information About Listing

Year Built	1840	County	Edwards
Type of Construction	2-Story, Brick Masonry	PIN	10-02-226-007; 006
Square Footage m/l	1,696	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Split unit w/ heat pump, electric baseboard heat
Bedrooms	3-4	A/C	Window units (?)/Split unit
Bathrooms	1 Three-Quarter	Water	City
Foundation	Crawlspace w/ Cellar	Sewer	Septic
Garage	2-Car Garage <i>SEE NOTES</i>	Average Utilities m/l	Elec.: \$361.00 (Ameren); Consumers Gas available
Lot Size m/l	3.97 +/- Acres TOTAL	Property Taxes m/l	\$1,248.44 (w/ owner occ. ex. ONLY, at current assessed value)

Notes

Room Dimensions—Entryway: 6'6"x6'4"; Living Room: 14'6"x14'3"; Kitchen: 14'1"x13'10"; Parlor (possible bedroom): 14'x14'6"; Bathroom (three-quarter): 3'7"x7'2"; Back Entry/Enclosed Porch: 10'x5'10"; **UPSTAIRS**—Bedroom 1: 14'10"x12'6"; Bedroom 2: 14'1"x14'6"; Bedroom 3: 14'8"x12'4"

Items Included—Refrigerator; Range; Built-in/Attached Shelving; All Planted Vegetation; Invisible Fence System; Electronic Garage Door Opener; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; corrugated metal roof; brick masonry construction; plaster walls throughout; some original (?) woodworking; 12'x17' wooden deck; 14'x11' brick shed/smoke-house; 26'x32' old barn with lean-to (32'x10'); two sheds: 7'x9' and 10'x12'; 27'x27' "Built-Mor" pole barn garage with extra-thick concrete floor, overhead garage door, electrical, and workshop area

HISTORIC HOME IN AN EXCELLENT NEIGHBORHOOD!!!

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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