



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

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135 E. Pine St.
Albion, IL 62806
Asking Price: ~~\$49,900~~
Reduced: \$34,900

Information About Listing

Year Built	1928	County	Edwards
Type of Construction	1.5-Story, Frame	PIN	10-01-155-012
Square Footage m/l	1,142 TOTAL	School District	Edwards County CSD #1 (AGS)
Total Rooms	6	Heat	Gas Forced-Air
Bedrooms	2-3	A/C	Window Units (2)
Bathrooms	1 Full	Water	City
Foundation	Partial (Block/Brick), Crawlspace	Sewer	City
Garage	Detached (see notes)	Average Utilities m/l	Electric: \$255.00 (Ameren); Gas: \$34.47 (Consumers)
Lot Size m/l	59.81'x242.68'	Property Taxes m/l	\$816.32 (w/ owner occ. ex. ONLY and curr. assessment)

Notes

Room Dimensions—Kitchen: 12'3"x15'3"; Dining Room: 12'6"x15'3"; Living Room: 12'8"x14'3"; Bedroom 1: 10'4"x12'3"; Potential Bedroom 2: 9'1"x12'3" (no closet); Bathroom (full): 6'11"x5'; Enclosed back porch: 18'x6'10"; **Upstairs**—Bedroom 3/Partially finished attic space: 26'x12' (approximately)

Items Included—Refrigerator; Range; All Tacked Down Carpeting; Built-in/Attached Shelving; Window Air Conditioners (x2); Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; asphalt shingle roof (age unknown); vinyl siding; wood windows and storms; mostly original wood trim, moldings, doors, and wood floors on main level; 2 pantry closets; attic eave storage; basement wall has been recently repaired; 8'x26' covered front porch; 10'x18' partially covered back deck; 32'x22' workshop building (frame construction), concrete floor, corrugated steel roof and siding; insulated 7' overhead door, wired for electric (not set up)

Additional Information...Utilities may not be accurate due to vacancy; workshop building appears to be encroaching on neighbor's property line to the west; **THIS PROPERTY IS OFFERED FOR SALE ON AN "AS-IS, WHERE-IS" BASIS.**

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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