



"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)

Rhonda Colyer (618) 445-1527

Lyndell Rice (618) 384-6563

Cory Ristvedt (618) 839-5999

Tina Wells (618) 599-0186

Cindy Hodgson (618) 384-8594

Morgan Quillen (618) 838-2806



2636 Union Chapel Rd.
Sumner, IL 62466
Asking Price: \$144,900

Information About Listing

Year Built	unknown	County	Lawrence
Type of Construction	1.5-Story, Frame	PIN	07-000-515-10
Square Footage m/l	1,290	School District	Red Hill CUSD 10
Total Rooms	4	Heat	LP Forced-Air (RUUD, 2011)
Bedrooms	2	A/C	Central (RUUD, 2011)
Bathrooms	1 Full, 1 Three-Quarter	Water	South Lawrence Rural Water
Foundation	Crawlspace, Block	Sewer	Septic
Garage	Detached, 2-Car (20'x31')	Average Utilities m/l	Electric: \$75.00 (Norris Electric); Propane: *market value*
Lot Size m/l	2 +/- Acres	Property Taxes m/l	\$685.22 (w/ owner occ. ex. ONLY and curr. assessment)

Notes

Room Dimensions—Entry Way: 5'10"x7'6"; Kitchen: 11'x17'; Living Room: 11'6"x25'3"; Mater Bedroom: 10'x19'9"; en suite Bathroom: 7'3"x8'; Bathroom 2: 7'8"x8'6"; Laundry: 5'x5'; **Upstairs**—Bedroom 2: 11'7"x17'4"

Items Included—Refrigerator; Range; TV Antenna System; Outdoor Shed; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; asphalt shingle roof (2024); vinyl siding; laminate flooring throughout; 40-gallon "Richmond" propane water heater (2020); 6'x27' covered front porch; 11'x31' shed; mature shade trees

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