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

Dustin Hawkins, Designated Managing Broker/Auctioneer
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Tina Wells (618) 599-0186
Cindy Hodgson (618) 384-8594
Morgan Quillen (618) 838-2806



654 CR 1100 N
Carmi, IL 62821

Asking Price: \$379,900

Information About Listing

Year Built	1973	County	White
Type of Construction	1-Story, Frame	PIN	13-31-451-001
Square Footage m/l	1,580 <i>see notes</i>	School District	Carmi-White County CSUD #5
Total Rooms	6	Heat	Propane Forced Air
Bedrooms	3	A/C	Central
Bathrooms	2 Full	Water	City (Brownsville Water)
Foundation	Crawlspace, Block	Sewer	Septic
Garage	Attached, 2-Car (24'x28')	Average Utilities m/l	Elec.: \$190.99 (Wayne-White); Propane: *market value* (Inter-State Butane)
Lot Size m/l	10 +/- Acres	Property Taxes m/l	\$2,338.60 (ESTIMATED at curr. assessment w/ owner occ. exemption)

Notes

Room Dimensions—Kitchen: 11'5"x12'6"; Living Room: 14'4"x24'7"; Dining Room: 15'2"x16'6"; Master Bedroom: 11'5"x14'3"; en Suite Bathroom (full): 6'6"x7'11"; Bedroom 2: 9'3"x10'5"; Bedroom 3: 9'3"x10'4"; Bathroom 2 (full): 7'3"x7'8"; **Apartment**...Open Concept Living/ Kitchen Area: 22'9"x27'6"; Bedroom 1: 10'11"x11'6"; Bathroom (full): 5'2"x10'11"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/ Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm & Screens; Electronic Garage Door Openers w/ Transmitters; AC/Furnace/HVAC System and Components; Light Fixtures, as they exist; Kitchen Bar Stools (3)

More Features...200-amp electrical service on breakers; asphalt shingle roof; custom oak kitchen cabinets; vinyl and laminate plank flooring throughout; 40-gallon "GE" propane water heater; 12'x26' screened porch; 8'x14' composite front deck/steps; concrete bridge and walking bridge to rear site; apple, pecan, and walnut trees

Buildings—**Pole Building 1 w/ Apartment**: 34'x40' post frame building, industrial style apartment (finished in 2023, see dimensions above), garage and storage areas; **Pole Building 2**: 30'x28' pole building with potting room and safe room (temperature controlled); 18'x40' semi-enclosed pole building w/ gates; 10'x40' lean-to with 240v and 120v plugs; 10'x20' covered porch; **Metal Carport**: 10'x20', 240v and 120v plugs; **Cedar Lean-To**: 20'x30', electrical (this was previously used as the "Whiskey Creek" Sawmill)

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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