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51 West Main Street, Albion, IL 62806

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**MANUFACTURED HOME  
ON 30+/- ACRES!!!**

674 CR 1625 N

Albion, IL 62806

**Asking Price: \$229,500**

### Information About Listing

<b>Year Built</b>	2000	<b>County</b>	Edwards
<b>Type of Construction</b>	Double Wide Mobile Home	<b>PIN</b>	01-1-298-07 and 01-1-301-05
<b>Square Footage m/l</b>	1344	<b>School District</b>	Edwards County CUSD #1
<b>Total Rooms</b>	5	<b>Heat</b>	LP Forced Air
<b>Bedrooms</b>	3	<b>A/C</b>	Central
<b>Bathrooms</b>	2 Full	<b>Water</b>	Ellery Rural Water
<b>Foundation</b>	Crawlspace (w/ Piers, Concrete Block)	<b>Sewer</b>	Septic Tank
<b>Garage</b>	Detached (w/ workshop)	<b>Average Utilities m/l</b>	Electricity: \$190.00 (Wayne-White); Gas: LP(500 gal. owned)
<b>Lot Size m/l</b>	30+/- Acres	<b>Property Taxes m/l</b>	\$1,013.42 (est. w/ owner occ. exemption)

### Notes

**Room Dimensions**—Living Room: 12’10”x11’3”; Eat-in Kitchen: 12’10”x11’3”; Master Bedroom: 12’10”x13’7”; On-suite Bath: 7’4”x8’7”; On-suite walk-in closet: 3’6”x4’; Bedroom 2: 12’10”x10’6”; Bedroom 3: 12’10”x9’7”; Full Bath: 4’x7’7”; Entry/Utility/Laundry: 5’1”x14’2”

**Items Included**—Refrigerator; LP Range; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceilings Fans; TV Antenna System; Existing Storm and Screens; Central Air Conditioning; Light Fixtures as they exist; Wood Burning Stove; All Fencing

**More Features...Residence:** 200 amp breakers; 50-gallon electric water heater; wood burning stove for supplemental heat; 32’x8’ covered front deck; water and electricity runs to sheds; covered porch 8’x30’; metal storage building 21’x31’; horse barn 40’x26’; large sections already fenced for livestock; large hay field on south end of property; potential for crop production

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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