



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527 Tina Wells (618) 599-0186
Amy Edwards (618) 383-5614 Lyndell Rice (618) 384-6563



321 W. South St.
Grayville, IL 62844

Asking Price: \$44,900

Information About Listing

Year Built	1940's (?)	County	White
Type of Construction	1-Story Frame	PIN	05-20-025-001
Square Footage m/l	1,080	School District	Grayville CUSD #1
Total Rooms	4	Heat	Gas Forced Air
Bedrooms	2	A/C	Central
Bathrooms	1 (Three-Quarter)	Water	City
Foundation	Block Basement	Sewer	City
Garage	Attached (1-car)	Average Utilities m/l	Electric: \$72.44(Ameren); City Bill: \$91.58 (Gas, Water, Sewer, Trash)
Lot Size m/l	50'x144'	Property Taxes m/l	\$830.50 (estimated w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 16'6"x16'; Kitchen: 15'6"x15'; Bathroom: 7'6"x5';
Bedroom 1: 11'6"x11'6"; Bedroom 2: 11'6"x12'

Items Included—Refrigerator; Range; Microwave; Garbage Disposal; All Window Treatment and Hardware; Built-in Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna; All Planted Vegetation; Fireplace Gas Logs; Existing Storm and Screens; Electronic Garage Door Opener with 2 remotes; Central Humidifier; Central AC/HVAC System; Outdoor Shed; Light Fixtures, as they exist

More Features...100-amp electrical service; hardwood floors in both bedrooms; laminate flooring in living room and kitchen; all window casings are stained and varnished; 8'x12' yard barn; fenced yard; corner lot

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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells