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51 West Main Street, Albion, IL 62806

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

Dustin Hawkins, Managing Broker/Auctioneer: (618) 302-0325

Rhonda Colyer, Broker: (618) 445-1527

Tina Wells, Broker: (618) 599-0186



325 Hill St.

Bellmont, IL 62811

**Asking Price: \$64,900**

### Information About Listing

<b>Year Built</b>	1977	<b>County</b>	Wabash
<b>Type of Construction</b>	1-Story Frame	<b>PIN</b>	02-210-31-316-010 <i>and</i> 02-210-31-316-013-01
<b>Square Footage m/l</b>	1204	<b>School District</b>	Wabash County/Mt. Carmel #348
<b>Total Rooms</b>	6	<b>Heat</b>	Gas (3 y/o; York)
<b>Bedrooms</b>	3-4	<b>A/C</b>	Central (3 y/o; York)
<b>Bathrooms</b>	1	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Block)	<b>Sewer</b>	City
<b>Garage</b>	Detached 2.5-Car (24'x30')	<b>Average Utilities m/l</b>	Electric: avg. \$70 (Ameren); Gas: avg.\$122 (MCPU).
<b>Lot Size m/l</b>	<i>See Notes</i>	<b>Property Taxes m/l</b>	\$1,098.28 (Total) <i>See Notes</i>

### Notes

**Room Dimensions**—Kitchen: 11'3"x15'8"; Living Room: 11'x16'8"; Family Room: 11'6"x24'; Bedroom 1: 11'3"x11'6"; Bedroom 2: 11'x11'5"; Bedroom 3: 11'4"x10'3"; Bathroom: 7'7"x4'10"

**Items Included**—All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central AC; Outdoor Shed; Light Fixtures as they exist; ***Appliances included with full-price offer or purchased separately***

**More Features**...40 gallon gas water heater (4 y/o); detached garage, situated on extra lot, is approximately 3 y/o with 200 amp service, concrete floor, and electronic door openers; laminate wood flooring in house approximately 3 y/o; sump pump in crawl space; 12'x16' lofted shed; **Notes:** parcel no. 02-210-31-316-010 measures 79.5'x157', improved with house, Taxes: \$712.10 (owner occ. and veteran exemptions); parcel no. 02-210-31-316-013-01 measures 106'x157', improved with detached garage, Taxes: \$386.18 (no exemptions)

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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