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51 West Main Street, Albion, IL 62806

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405 W. Division St.  
Grayville, IL 62844

**Asking Price: \$17,500**

### Information About Listing

<b>Year Built</b>	1979	<b>County</b>	White
<b>Type of Construction</b>	“Fairmont” Singlewide Mobile Home	<b>PIN</b>	05-20-201-002
<b>Square Footage m/l</b>	660 (12’x55’)	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	4	<b>Heat</b>	Gas Forced Air (“Coleman”; age unknown)
<b>Bedrooms</b>	2	<b>A/C</b>	Central (age unknown)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (piers and underpinning)	<b>Sewer</b>	City
<b>Garage</b>	Detached 10’x20’ Carport	<b>Average Utilities m/l</b>	Electricity: \$31.00 (Ameren); City Bill: \$63.36
<b>Lot Size m/l</b>	50.75’x97.77’	<b>Property Taxes m/l</b>	\$452.02 (with no exemptions)

### Notes

**Room Dimensions**—Living Room: 11’2”x14’9”; Kitchen/Dining Room: 13’7”x11’2”; Bedroom 1: 9’1”x10’2”; Bath: 7’7”x5’10”; Bedroom 2: 6’11”x7’10”

**Items Included**—Refrigerator; Range; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/ Hardware; Built-in/Attached Shelving; Smoke Detectors; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Light Fixtures as they exist; Furniture

**More Features**...200 amp breakers; 15-gallon electric water heater (age unknown); 7’x8’ yard barn; 8’x16’ covered front porch/ wood deck; 4’x4’ back stoop/rear entrance with steps; replacement windows; fully furnished/appliances included; excellent starter home or investment property!

**PLEASE NOTE: utility averages may not be accurate due to vacancy**

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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