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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



281 S. Fifth St.
Albion, IL 62806

Asking Price: ~~\$50,000~~

Reduced: \$44,500

Information About Listing

Year Built	1936	County	Edwards
Type of Construction	1-Story Brick	PIN	03-2-105-07
Square Footage m/l	803	School District	Edwards County CUSD #1
Total Rooms	5	Heat	Gas Forced-Air (Johnson)
Bedrooms	2	A/C	Central (Lennox)
Bathrooms	1	Water	City
Foundation	Partial Basement (Brick/Block)	Sewer	City
Garage	n/a	Average Utilities m/l	Electric: \$96.00(Ameren); Gas: \$45.57 (Consumers)
Lot Size m/l	51'.02"x148'.5"	Property Taxes m/l	\$863.46 (estimated w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 11'4"x13'11"; Dining Room: 11'9"x9'11"; Kitchen: 7'11"x11'9" with Breakfast Nook: 5'11"x6'; Bedroom 1: 10'x11'2"; Bath: 5'x7'9"; Bedroom 2: 9'4"x11'3"; Enclosed Back Porch: 15'x5'5"

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

More Features...100-amp electrical fuse panel; 40-gallon gas water heater (Reliance 606); original oak floors under carpet; fresh interior paint; enclosed back porch has gas space heater; piano; deep freeze in basement; attached 10'x8' carport; detached 14'x18' block shed/garage; covered 12'x8' front porch; clean/efficient home; great starter or investment property

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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