



“See the difference **INTEGRITY** makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267

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

Real Estate Brokers:

Tina Wells (618) 599-0186

Cindy Hodgson (618) 384-8594

Rhonda Colyer (618) 445-1527

Lyndell Rice (618) 384-6563

Cory Ristvedt (618) 839-5999



**471 CR 1500 N
Albion, IL 62806**

Asking Price: \$199,900

Information About Listing

Year Built	1974	County	Edwards
Type of Construction	1-Story, Frame	PIN	04-35-400-004
Square Footage m/l	2,383	School District	Edwards County CUSD #1
Total Rooms	5	Heat	Electric Forced Air
Bedrooms	3	A/C	Central (not working)
Bathrooms	2 Full, 1 Half	Water	Cistern (city water available at road)
Foundation	Crawlspace, Block	Sewer	Septic
Garage	2-Car Attached	Average Utilities m/l	ALL ELECTRIC <i>see notes</i>
Lot Size m/l	26.5 +/- Acres	Property Taxes m/l	\$2,013.35 (estimated w/ owner occupied ex. ONLY)

Notes

Room Dimensions—Eat-In Kitchen: 11'1"x23'6"; Living Room: 17'2"x26'2"; Master Bedroom: 15'5"x15'; en Suite Bathroom (full): 7'8"x11'7"; Bedroom 2: 15'9"x12'; Bedroom 3: 11'6"x15'9"; Bathroom 2 (full): 11'7"x7'; Laundry: 12'x12'; Bathroom 3 (half): 5'1"x3'11"

Items Included—Oven

More Features...200-amp electrical service on breakers; asphalt shingle roof; brick siding; wood burning fireplace insert; front and back covered porch areas (no concrete)

Additional Details...this home will need remodeling; utility averages not available due to vacancy; Wabash fiber internet available nearby (as per information available to agent at time of listing)

***THE REAL PROPERTY AND ANY/ALL ITEMS INCLUDED ARE OFFERED
“AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY.”***

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

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