



“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

(618) 302-0325 [dustin@integritylistings.net](mailto:dustin@integritylistings.net)



***PUBLIC AUCTION!!!***

2258 CR 1200 E

Carmi, IL 62821

### Information About Listing

<b>Year Built</b>	Unknown	<b>County</b>	White
<b>Type of Construction</b>	1.5-story (finished attic), frame	<b>PIN</b>	08-06-100-002; 08-06-300-001
<b>Square Footage m/l</b>	1,719 (total w/ attic)	<b>School District</b>	Carmi White County CUSD #5
<b>Total Rooms</b>	5	<b>Heat</b>	LP Forced Air “Comfortmaker”
<b>Bedrooms</b>	2-3	<b>A/C</b>	Central
<b>Bathrooms</b>	1 full	<b>Water</b>	Burnt Prairie
<b>Foundation</b>	Crawlspace (brick/block)	<b>Sewer</b>	Septic (buried concrete; near tree/clothesline in back yard)
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Electricity: \$160.00 (Wayne-White); LP: <b>market</b>
<b>Lot Size m/l</b>	26.13 +/- acres	<b>Property Taxes m/l</b>	\$264.74 (w/ owner occupied exemption)

### Notes

**Room Dimensions**—Living Room: 15’4”x15’4”; Bedroom 1: 15’4”x15’4”; Kitchen/Dining: 25’4”x15’2”; Bath: 11’x5’3”; Bedroom 2/ Office: 11’9”x9’3”; Rear Entryway/Laundry: 13’4”x9’3”; Finished Attic/Bedroom 3: 15’2”x25’2”

**Items Included**—Furnace, AC (HVAC System); Water Heater; Permanent Fixtures; Window Treatment and Hardware

**More Features...LP costs vary with the market—Current tank leased through Wabash Valley FS (NOT INCLUDED)**; 100-amp electrical service on breakers; 40-gallon Reliance water heater (age ?); metal roof (age ?); selling “AS-IS, WHERE-IS, with all faults, if any; vinyl siding; multiple outbuildings including: 13’6”x11’3” shed w/ lean to, 18’x20’ metal-sided shed, another metal shed on East side of property; 2 ponds on the property

**Acreage: - 26.13 +/- Acres Total (per White County Assessor)**

- 18.88 +/- Acres Cropland (per FSA)

- 7.25 +/- Acres Homesite/Woods

***THIS SPECTACULAR RURAL PROPERTY IS BEING OFFERED WITH A VERY REASONABLE RESERVE PRICE...DON'T MISS OUT!!!***

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](http://www.integritylistings.net) • [www.integrityauctions.net](http://www.integrityauctions.net) • [www.facebook.com/integritysells](http://www.facebook.com/integritysells)