

Crawford County Real Estate, Inc.

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Robinson, Illinois 62454

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DIRECTIONS:

LISTING # 01450

Showing Instructions:

Show anytime



Property Type	1.5 story
No. Rms.	5
	Bedrooms Bath
1st Floor	1 1
2nd Floor	2 1
3rd Floor	
Basement	none
Foundation	block
Walls	painted drywall/panel
Floors	carpet, vinyl, hd.wd.
Porch	front stoop
Roof	shingle
Windows	single pane
Garage - 2 car det.	+ glazed tile bldg.
Exterior	alum.
Heat/AC	propane FA/none
Water Heater	40 gal elec.
Street	paved
Alley	none



Price: \$40,000

Termite Policy	Fortner - bldg/apt. only	Address of Property	302 S. Walnut
School Dist.	Hutsonville		West Union, IL 62477
Water/Sewer	Union-York/septic	Owner:	Paul Ballard, Jr. Gloria A. Ballard
Size of Lot	90'x205' + irregular	Address:	
Taxes	'13 \$1,089.82 (no exemptions)		
Approximate Age	1928	Phone:	
Equalizer	unknown	Listed by:	Kelli Newlin
Tax I.D. #15-19-20-05-103-002		Sign Wanted:	yes Key # 73 + lockbox

REMARKS: (All information believed correct, but not guaranteed.)

A little TLC will turn this one back into the incoming producing property it once was. Large corner lot, newer 2 car detached garage replaced after fire, large concrete driveway + 12'x50' glazed tile building with income producing 1 BR apt. 3 car garage total in bldg. + lots of storage space. Propane tank for house is owned by seller and will stay.

LIVING ROOM: 15'x25.5, w/w, new steel front door, painted walls w/ border, ceiling fan w/ light, blinds
SW BEDROOM: 13'x10;, w/w, ceiling fan w/ light, blinds, built in closet & storage
BATH: 14'x10', hardwood, carpet & some vinyl, tub/shower combo., vanity, built-in medicine cabinet, storage cabinets, furnace

DINING ROOM: 12'x12', vinyl, built-in corner hutch, breaker box, stairway to upstairs, closet

KITCHEN: 10'x9', vinyl, lots of cabinets, s.s. sink, exhaust hood

UTILITY ROOM: 10'x8', slab floor w/ vinyl, 40 gal elec. water heater, cabinets above w/d hook-ups, closet

UPSTAIRS:

NE BEDROOM: 9'x12.5, w/w, painted walls, ceiling fan w/ light

BATH: vinyl, shower, stool & sink

SW BEDROOM: 13'x12.5, carpet, ceiling fan w/ light, painted walls

GARAGE: det. 2 car, vinyl, elec. opener (no remotes)

GLAZED TILE BLDG.: 12'x50', divided into three sections for garage/storage w/ updated wiring, breaker box
Has been treated for termites in north section; apt. entrance in middle 2 car section along with boiler room for apt.;
2007 w/ current protection policy south end is a 1 car garage/storage section

APARTMENT: slab floors, hot water baseboard heat; **LIVING ROOM:** 15'x12, w/w carpet, wall AC unit, ceiling fan w/ light; **BATH:** shower, sink, stool; **KITCHEN:** 12'x16', w/w carpet & vinyl, s.s. sink, gas range, refrigerator, pantry; **BEDROOM:** 12'x18, painted partial board walls, w/w, ceiling fan w/ light, closet;
R - 2.7 small covered patio - Propane tank for bldg. has been removed.