

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

Phone (618) 544-8605 * Fax (618) 544-9335

Email - ccre@crawford-county.com ** www.crawford-county.com (web site)

DIRECTIONS:

S. out of Hutsonville past city park on right.

LISTING #01232

Showing Instructions:

Rented - 24 hr. notice



Property Type Fleetwood manufactured
No. Rms. 4

	Bedrooms	Bath
1st Floor	2	2
2nd Floor		
3rd Floor		

Basement none

Foundation block

Walls painted panels

Floors vinyl & carpet

Porch covered front/side deck

Roof shingle

Windows single pane

Garage det. 2 car pole shed

Exterior vinyl

Heat/AC gas FA (2)/CA

Water Heater 30 gal elec. 2 yrs.

Street blacktop

Alley none

Termite Policy none

School Dist. Hutsonville

Water/Sewer city/septic

Size of Lot 3 acres +/-

Taxes '13 \$250.26 + \$92.40 land (1 exemption)

Approximate Age 1996

Equalizer Norris Elec./propane

Tax I.D. #03-1-32-000-004-001

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

Nice location just outside of city limits and near city park on 3 mostly wooded acres. Covered front porch plus side deck.

All appliances belong to tenant. Tenant also reserving fireplace, curtains/valances & some light fixtures. Blinds remain. Propane

tank is leased from Wabash Valley for \$40/yr. Originally was a 3 BR & could be again with putting wall back up in living room.

LIVING ROOM: 16.5x26.5, w/w, fireplace reserved, blinds, closet where 3rd BR used to be

KITCHEN: 13'x17', vinyl, dbl. s.s. sink, lots of cabinets, eat-in dining area, all appliances belong to tenant

UTILITY ROOM: 5'x6', breaker box, cabinets, w/d hook-ups (w/d belong to tenant)

MASTER BR: 14.5x 13', w/w, closet

MASTER BATH: w/w & vinyl, vanity w/ mirrored medicine cabinet, garden tub w/ hand held shower

BEDROOM: 10'x13', w/w, closet

BATH: vinyl, tub/shower combo., vanity

GARAGE: 24'x32', gravel



Price: \$51,000

Address of Property 16430 N. 1550th St., Hutsonville, IL 62433

Owner: Ramona (Nash) Frost Estate

Address: Lisa Gordon Tammy Riley, Exec.

Phone:

Listed by: Kelli Newlin

Sign Wanted: yes

Key # none - tenant

