

# 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:**

Turn N. on Range, go 3 blocks to Michigan

LISTING # 01920

**Showing Instructions:**

Call for appt.



<b>Property Type</b>	5 unit apt. building	
<b>No. Rms.</b>	3 rooms each	
	<b>Bedrooms</b>	<b>Bath</b>
<b>1st Floor</b>	1	1
<b>2nd Floor</b>		
<b>3rd Floor</b>		
<b>Basement</b>	none	
<b>Foundation</b>	concrete slab	
<b>Walls</b>	drywall	
<b>Floors</b>	carpet & vinyl	
<b>Porch</b>	each has own porch	
<b>Roof</b>	asphalt shingle 11 yrs.	
<b>Windows</b>	- high efficiency/insulated windows	
<b>Garage</b>	none	
<b>Exterior</b>	vinyl & brick	
<b>Heat/AC</b>	elec. FA/CA	
<b>Water Heater</b>	30 gal elec.	
<b>Street</b>	paved	
<b>Alley</b>	none	



09/23/2016

**Price:** \$175,000

<b>Termite Policy</b>	Terminix	<b>Address of Property</b>	102 W. Michigan
<b>School Dist.</b>	Oblong		<b>Oblong, IL 62449</b>
<b>Water/Sewer</b>	city/city	<b>Owner:</b>	Ron & Jo Lynn Gower Gower Rentals
<b>Size of Lot</b>	163'x160'	<b>Address:</b>	
<b>Taxes</b>	'16 \$5,863.80 (no exemptions)		
<b>Approximate Age</b>	1985	<b>Phone:</b>	
<b>Equalizer</b>		<b>Listed by:</b>	Gayle McKee
<b>Tax I.D. #04-4-36-021-072-000</b>		<b>Sign Wanted:</b>	no
<b>REMARKS:</b>	<b>(All information believed correct, but not guaranteed.)</b>		
See expenses in file. Total electric.			
Can be sold to anyone. Can be sold through USDA only if buyer already has been through 2 yr. training or pay a person to manage who has been.			

5 - 1 BR apts. each with living room, kitchen, bedroom & bath + porch. Each has range & refrigerator furnished.

Seller pays electric for common area. Tenants pay own water, electric & sewer.

Washer/dryer in common laundry room.

4 units rent for \$550 - rental assistance through USDA. 1 rents for \$304 - no rental assistance, but is handicap apt. for veteran.



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