

PRICE	\$195,000
Showing Instructions	Occupied 24 Hour Notice
Property Address	17092 E. 1000 th Ave. Palestine, IL 62451
Owner	Robert Mitchell POA Richard Mitchell
Listed By	James Fiscus

Property Type	Raised Ranch
Sq Footage	2,592
# Of Floors	1
Exterior	Vinyl
Roof	Shingle
Bedrooms	4 Upper
Baths	2 Upper
Foundation	Poured
Basement	Full
Lot Size	12.75 Acres
Garage	2 Car Attached
Heat	FA
A/C	CA
Approx. Age	±1988
Water	Well
Sewer	Septic
School Dist.	Palestine
Tax I.D.	06-0-34-000-012-001 06-0-34-000-012-002 06-0-34-000-012-000
Taxes (Yr)	\$5,169.25 \$318.09 \$129.33

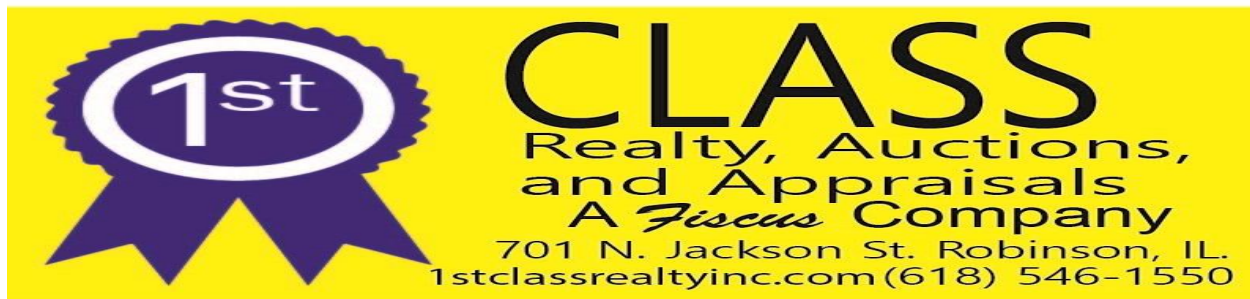


Additional comments:

See Additional comments on next page.

Living Room	19'6" X 39'	Bedroom 4	12' X 15'	Apt. Living Room	20' X 11'	Sleeping Room 2	15' X 8'
Kitchen	15'6" X 17'	Bathroom 2	7' X 7'	Apt. Kitchen	16'6" X 11'6"	Sleeping Room 3	20' X 8'
Dining Room	15' X 11'6"	Bathroom 3	10' X 7'	Apt. Bedroom	13' X 11'	Sleeping Room 4	11' X 11'
Master Bedroom	11'6" X 15'6"	Master Bathroom	9'6" X 5'	Apt. Bedroom	12' X 11'	Sleeping Room 5	14' X 11'
Bedroom 2	13' X 15'6"	Utility Room	16' X 6'	Apt. Bathroom	9' X 6'	Laundry Room	12' X 9'
Bedroom 3	12' X 15'	Mud Room	15' X 7'6"	Sleeping Room 1	16' X 8'	Bathroom	11' X 8'





Additional Comments:

This home is one of the most unique properties in Crawford County and has been used as a residence in the past with 5 sleeping rooms and 1 apartment in the basement. The basement can comfortably fit 14 people in the sleeping rooms. This property has the potential to be an excellent income producing property if somebody wanted to rent out both levels. Also the upstairs offers over 2,500 sq ft with 4 bedrooms and 3 bathrooms. Each bedroom is equipped with a large walk in closet. This property could be used as a residence for the upper level and then rent out the lower level for extra income. Somebody could also remodel the basement and turn it back into a more traditional style basement with a couple of bedrooms and a family room. This home has many possibilities for somebody. Recent updates include soffit and fascia fall of '16, FA 2015, AC 2012, Garage door fall of '16, three 55 gallon hot water heaters, new well water pump fall of '17, and a new sliding glass door in 2017.