

19992 E 1400th Ave Palestine, IL 62451

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Residential	Active	LP: \$100
MLS#: 6243763	DOM: 0	OP: \$100



Year Blt:	1988	Tot Fin SF Area:	591/\$.17
PropSubType:	Single Family	Tot Fin Abv Grd:	591/\$.17
Stories:	1.0	Main SF:	591
Style:	Cabin	Upper 1 SF:	
Bedrooms:	1	Upper 2 SF:	
Baths Full/Half:	1/0	Lower SF:	
Rooms:	3	Bsmt Total SF:	
Bedrm on Main:	Yes	Bsmt Finished SF:	
Master Bath:	No	Bsmn Unfin SF:	
Lndry on Main:	Yes	SqFt Source:	Estimated
#Fireplaces:	0	Lot SqFt:	77,101
Lake/Name:	No	Acres:	1.77
Fnd Type/Mat:	Other/Other	Apx Lot Dim:	
GarageSp/Type:	0 Spaces		

Tax Information & Legal

County:	Crawford	Tax ID:	06-1-18-000-001-002
Taxes/Yr:	\$12/2022	Tax Exmptn:	None
Legal:	BEG NW COR NW SEC 18-7-10; TH E 30.54', TH ALONG WABASH RIVER SE'LY 474.90', TH W'LY 261.01', TH N 442.21' TO POB SURVEY 2022-00574 CONT 1.77 AC +/-		

Schools

District: Palestine Dist. 3

Property Information and Features

Zoning:	RES	Water:	Well	Factory Built:	No
Subdivision:	No	Sewer:	Septic System	Foreclosure:	None
Covnts/HOA:	No/No	Elec/ Gas \$:		CFD Avail:	No
Appliances	Range, Refrigerator				
Heat/Cool/WH:	Forced Air/Window/Electric				
Interior Feat:				Driveway:	Dirt
Exterior:	Wood	Roof:	Shingle	Porch/Dk/Patio:	
Exterior Feat:	Deck				

Remarks and Showing Instructions

Public: Discover a unique opportunity with this quaint 1-bedroom, 1-bathroom cabin, nestled along the scenic banks of the Wabash River. This property offers unparalleled potential for those seeking a serene riverside retreat or an investment project. The cabin presents a perfect canvas for customization and renovation, making it ideal for nature enthusiasts and DIY aficionados alike. Embrace the tranquility of this private setting, where you can unwind while enjoying the soothing sounds and picturesque views of the river. This property will sell by online auction with bidding beginning to end on Tuesday, August 27th at 5:30 P.M. Approx. 590 Sq. Ft., 1 bedroom, 1 bath cabin on the Wabash. Open house will be Tuesday, August 20th from 4:00 P.M. to 5:00 P.M. or by appointment. Property sells AS IS with zero contingencies. All inspections must be completed prior to bidding. Property is subject to sell prior to auction.

Show Instructions/Lockbox: Please call for appointment.

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Kitchen	Main	9X9	Carpet	Living Rm	Main	17X14	Carpet
Bed	Main	10X15	Carpet	Utility Rm	Main	10X8	Carpet
FB	Main	6X7	Carpet				

Listing Information

List Office:	United Country Burke Auction and Realty (19	Minimum CC:		List Date:	07/19/2024
Office Phone:	(618) 592-4200	Variable:	No	Expire Date:	08/31/2024
List Agent:	Bill Burke (359500545)	Owner Name:	David Fear		
Phone:	(618) 592-4200	2nd Owner:			
List Type:	Excl Rt To Sell	Agt Owned:	No		
Possession:	At Close				

