

306 W Fort Dr Palestine, IL 62451

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

Residential Active LP: \$239,900
MLS#: 6255009 **DOM:** 0 OP: \$239,900



Year Blt: 1975 **Tot Fin SF Area:** 2,724/\$88.07
PropSubType: Single Family **Tot Fin Abv Grd:** 1,624/\$147.72
Stories: 1.0
Style: Ranch **Main SF:** 1,624
Upper 1 SF:
Upper 2 SF:
Lower SF:
Bedrooms: 3 **Bsmt Total SF:** 1,600
Baths Full/Half: 2/1 **Bsmt Finished SF:** 1,100
Rooms: 6 **Bsmn Unfin SF:** 500
Bedrm on Main: Yes **SqFt Source:** Public Records
Master Bath: Yes **Lot SqFt:** 17,939
Lndry on Main: Yes **Acres:** 0.41
#Fireplaces: 1 **Apx Lot Dim:**
Lake/Name: No
Bsment: Yes
Bsmnt Type: Unfinished, Walk-Out, Walk-up
Fnd Type/Mat: Full Basement, Crawl/Brick/Masonry
GarageSp/Type: 2 Spaces/2 Car Attached

Tax Information & Legal

County: Crawford **Tax ID:** [06-4-35-035-072-000](#)
Taxes/Yr: \$4,561/2024 **Tax Exmptn:** None
Legal: FORT LAMOTTE ADDN S 1/2 LOT 14 + LOT 13 B2

Schools

District: Palestine Dist. 3

Property Information and Features

Zoning: RES **Water:** Public **Factory Built:** No
Subdivision: Yes/Fort Lamotte Add **Sewer:** Septic System **Foreclosure:** None
Covnts/HOA: No/No **Elec/Gas \$:** **CFD Avail:** No
Appliances: Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heat/Cool/WH: Electric, Forced Air/Central/Electric
Interior Feat: Attic, Attic Fan, Fireplace Wood, Fireplace-Livingroom, Paneling, Replacement Windows, Smoke Alarm **Driveway:** Concrete
Exterior: Brick **Roof:** Asphalt, Shingle **Porch/Dk/Patio:** Patio, Front Porch, Open
Exterior Feat: Fenced Yard

Remarks and Showing Instructions

Public: Well-maintained ranch home featuring 3 bedrooms, 2.5 baths, and a full partially finished basement. Located on a corner lot with a large fenced yard, new fence with double gate, and updated gutters and downspouts. Interior highlights include a wood-burning fireplace, replacement windows, and included appliances. Outdoor spaces include a covered front porch and back patio.

Directions: Go South on S Jackson. Turn East on E Lamotte St. Turn North on W Fort Dr. Property is on Right.

Agent: Attic fire prior to seller purchasing home, old inspection shows its okay, but you will see discoloration of the sofit behind the garage | Washer and dryer stay; washer sounds very loud, but it does work | Dog door on sliding door is removable

Show Instructions/Lockbox: 24 hour notice - Seller requests that the showings be after 3:30 Friday-Tuesday OR any time Wednesdays or Thursdays

Rooms

| Room | Level | Dim | Features | Room | Level | Dim | Features |
|-----------|-------|------------|---------------------|-----------|-------|-------------|---------------|
| Kitchen | Main | 12'15X14'5 | Vinyl Floor | Dining Rm | Main | 10'11X12'11 | Vinyl Floor |
| Living Rm | Main | 22'X13' | Vinyl Floor | Bed | Main | 12'3X9 | Vinyl Floor |
| FB | Main | 7'X8'7 | Lav. Shwr&Tub Combo | Bed | Main | 15'4X10'4 | Vinyl Floor |
| Mstr Bed | Main | 13'X15'7 | Vinyl Floor | Mstr Bath | Main | 11'3X5'8 | Lav. & Shower |
| Laundry | Main | 13'5X7'11 | Vinyl Floor | HB | Bsmt | | Lavatory |

Listing Information

List Office: [United Country Burke Auction and Realty \(19](#)

Office Phone: 618-592-4200

List Agent: [Jennifer Kamplain \(359501205\)](#)

Phone: (618) 562-3830

List Type: Excl Rt To Sell

Possession: At Close

Owner Name: Mckenna Herald

2nd Owner:

Agt Owned: No

List Date: 09/05/2025

Expire Date: 03/04/2026

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)

Copyright 2025 09/05/2025 11:10 AM