United Country Burke Auction and Realty
National Marketing, Local Expertise
Office Ph: 618-592-4200
6451 E. 1050th Ave.
Robinson, IL 62454

400 S Lincoln St Palestine, IL 62451

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Residential	Active	**Delayed Marketing Y/N:**	**LP:** $70,000
MLS#: 6261031	**DOM:** 28		**OP:** $75,000



Year Blt:	1900	**Tot Fin SF Area:**	864/$81.02
PropSubType:	Single Family	**Tot Fin Abv Grd:**	864/$81.02
Stories:	1.0		
Style:	Other	**Main SF:**	864
		Upper 1 SF:	
Bedrooms:	1	**Upper 2 SF:**	
Baths Full/Half:	1/0	**Lower SF:**	
Rooms:	3	**Bsmt Total SF:**	
		Bsmt Finished SF:	
Bedrm on Main:	Yes	**Bsmn Unfin SF:**	
Master Bath:	No	**SqFt Source:**	Public Records
Lndry on Main:	Yes		
#Fireplaces:	0	**Lot SqFt:**	10,890
Lake/Name:	No	**Acres:**	0.25
		Apx Lot Dim:	
Fnd Type/Mat:	Crawl/Concrete Blk		
GarageSp/Type:	1 Spaces/1 Car Detached, 1 Car Carport		

Tax Information & Legal

County:	Crawford	**Tax ID:**	06-4-02-010-075-000
Taxes/Yr:	$1,065/2025	**Tax Exmptn:**	None
Legal:	PT 209' X 209' (70' X 150') SEC 2-6-11		

Schools

District: Palestine Dist. 3

Property Information and Features

Zoning:	RES	**Water:**	Public	**Factory Built:**	No
Subdivision:	No	**Sewer:**	City Sewer	**Foreclosure:**	None
Covnts/HOA:	No/No	**Elec/Gas $:**		**CFD Avail:**	No
Appliances	Dryer, Microwave, Oven, Range, Refrigerator, Washer				
Heat/Cool/WH:	Forced Air, Gas/Central/Gas				
Interior Feat:				**Driveway:**	Gravel
Exterior:	Vinyl	**Roof:**	Metal	**Porch/Dk/Patio:**	Front Porch, Rear Porch
Exterior Feat:	Outbuildings				

Remarks and Showing Instructions

Public: Don't miss this well-maintained economical 1 bed, 1 bath home. In addition to interior updates such as an updated kitchen sink and countertops, some new flooring and carpet, and a new hot water heater, this home boasts solar panels that will be owned by the buyer as well as a 20 x 40 outbuilding that offers plenty of room for storage and hobbies. Situated on a generous 0.25 acre corner lot just blocks away from downtown Palestine, this house has a lot to offer for someone just starting out or looking to downsize.

Agent: $1,500 termite treatment completed July '26 | New ceiling tiles in three rooms

Show Instructions/Lockbox: Vacant, 24 hour notice.

Listing Information

List Office:	United Country Burke Auction and Realty (19			**List Date:**	09/21/2026
Office Phone:	(618) 592-4200	**Owner Name:**	Denver Ferguson	**Expire Date:**	12/21/2027
List Agent:	Timothy Watson (359500606)				
Phone:	(618) 592-4200	**2nd Owner:**	Marita Booker		
List Type:	Excl Rt To Sell	**Agt Owned:**	No		
Possession:	At Close				

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