

400 S Lincoln St Palestine, IL 62451

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

Residential **Active** **Delayed Marketing Y/N:** **LP:** \$75,000
MLS#: 6261031 **DOM:** 1 **OP:** \$75,000



Year Blt: 1900 **Tot Fin SF Area:** 864/\$86.81
PropSubType: Single Family **Tot Fin Abv Grd:** 864/\$86.81
Stories: 1.0
Style: Other **Main SF:** 864
Bedrooms: 1 **Upper 1 SF:**
Baths Full/Half: 1/0 **Upper 2 SF:**
Rooms: 3 **Lower SF:**
Bedrm on Main: Yes **Bsmt Total SF:**
Master Bath: No **Bsmt Finished SF:**
Lndry on Main: Yes **Bsmn Unfin SF:**
#Fireplaces: 0 **SqFt Source:** Public Records
Lake/Name: No **Lot SqFt:** 10,890
Acre: 0.25
Apex 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
Coivts/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.

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Living Rm	Main	14X15	Carpet	Kitchen	Main	13X13.5	Ceramic Tile Floor
Bed	Main	13X11	Carpet	FB	Main	11X3	Lav. Shwr&Tub Combo
Laundry	Main	8X10	Laminate Floor				

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 **Agd Owned:** No
Possession: At Close

