

926 Westwood Dr Mt. Carmel, IL 62863

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

Residential **Active** **Delayed Marketing Y/N:** **LP:** \$100
MLS#: 6261562 **DOM:** 4 **OP:** \$100



Year Blt: 1956 **Tot Fin SF Area:** 1,100/\$.09
PropSubType: Single Family **Tot Fin Abv Grd:** 1,100/\$.09
Stories: 1.0
Style: Ranch **Main SF:** 1,100
Upper 1 SF:
Upper 2 SF:
Lower SF:
Bsmt Total SF:
Bsmt Finished SF:
Bsmn Unfin SF:
SqFt Source: Public Records
Bedrooms: 3
Baths Full/Half: 1/0
Rooms: 6
Bedrm on Main: Yes
Master Bath: No
Lndry on Main: Yes
#Fireplaces: 1
Lake/Name: No
Lot SqFt: 12,843
Acres: 0.29
Apx Lot Dim:
Fnd Type/Mat: Crawl/Concrete Blk
GarageSp/Type: 1 Spaces/1 Car Detached

Tax Information & Legal

County: Wabash **Tax ID:** [11-20-397-002](#)
Taxes/Yr: \$663/2025 **Tax Exmptn:** Owner Occupied, Sr. Citizens, Sr. Citizens Freeze
Legal: LOT B OF 3 BAUMGART SUB-DIV 05-211-20-397-002 11-20-397-002

Schools

District: Wabash Community Unit School District #348

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: None
Heat/Cool/WH: Forced Air, Gas/Central/Gas
Interior Feat: **Driveway:** Concrete
Exterior: Brick, Vinyl **Roof:** Metal **Porch/Dk/Patio:** Front Porch

Remarks and Showing Instructions

Public: This property will sell by online auction with bidding beginning to end on Monday, November 30th. Approx. 1100 SQ FT, 3 bed 1 bath home in town on 0.29 acres. Open house will be Monday, November 23rd 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. Home features include marble counter and shower surround in bathroom, 1 car garage, and a family room.

Show Instructions/Lockbox: Please call for appointment.

Listing Information

List Office: [United Country Burke Auction and Realty \(19](#) **List Date:** 10/22/2026
Office Phone: (618) 592-4200 **Owner Name:** Joyce A Rosignol Grantor Trust **Expire Date:** 12/31/2026
List Agent: [Bill Burke \(359500545\)](#)
Phone: (618) 592-4200 **2nd Owner:**
List Type: Excl Rt To Sell **Agt Owned:** No
Possession: At Close