



116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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Reduced 9/17/19

## WEBER REALTY

### Showing Instructions:

Please call Amy for showing

<b>Property Type</b>	Manufactured	
<b>1st Floor</b>	<b>Bedroom</b>	<b>Bath</b>
<b>2nd Floor</b>	3	2 1/2
<b>Basement</b>	Finished	1
<b>Foundation</b>	Poured	
<b>Exterior</b>	Vinyl	
<b>Porch</b>	Front/back screened	
<b>Roof</b>	Shingle 2001	
<b>Garage</b>	2.5 car unattached	
<b>Size of Lot</b>	5 acres m/l	
<b>Heat</b>	Gas	
<b>Air Cond.</b>	Central air	
<b>Water Heater</b>	Electric 40 gal	
<b>Approximate Age</b>	2001	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Oblong	
<b>Water</b>	Hardinville	
<b>Sewer</b>	Septic	
<b>Taxes Pd. 2018</b>	\$4,000.88	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	07-1-26-000-014-001	



<b>Property Address:</b>	6743 E 550th Ave. Robinson, IL 62454
<b>Owner:</b>	Mike & Amanda Higgins
<b>Listing Price:</b>	\$150,000.00
<b>Listed by:</b>	Amy Stone

Remarks: This home has the potential for 3 additional bedrooms in the basement. Located on approximately 5 acres with a steel structured out building.

Living Room:	25'x17'9"	Carpet,
Dining Area:	8'11"x11'7"	Carpet, paint, ceiling fan w/light
Kitchen:	12'5"x12'2"	Linoleum, paint, oak cabinets, center island, all appliances remain
Master Bedroom:	14'9"x12'3"	Carpet, paint, ceiling fan w/light, walk in closet
Master Bath:		Linoleum, paint, double sink, corner jet tub, stool, shower
Laundry:	5'x7'3"	Linoleum, paint, washer & dryer remain
Half Bath:		Linoleum, paint, sink, stool
Middle Bedroom:	9'11"x11'	Carpet, paint, closet, ceiling fan w/light
Bath:		Linoleum, paint, tub/shower combo, sink, stool, storage cabinet
South Bedroom:	10'9"x12'	Carpet, paint, closet, ceiling fan w/light

<b>Basement:</b>		
West Bedroom:	12'x8'	Carpet, paint, closet
Media Room:	13'3"x24'	Carpet, paint, corner fireplace, bar reserved
South Bedroom:	15'2"x8'5"	Carpet, paint, closet
Middle Bedroom:	20'3"x15'2"	Carpet, paint closet
Bathroom:		Linoleum, paint, sink, stool, corner shower
Storage Room:	15'x11'6'3"	Concrete floor, exterior door

Steel Frame Bldg.:	30'x90'	Concrete floor (needs some work)
In ground pool	16'x32'	Heated, electric safety cover, pool equipment remains

