



121 W WALNUT ST., P.O. BOX 8578
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Reduced 5/4/2021

WEBER REALTY

Showing Instructions:

Please call Taylor for an appointment.

Property Type	Residential	
1st Floor	Bedroom	Bath
2nd Floor	2	1
Basement	2	1
Foundation		
Exterior	Brick	
Porch	Back Deck	
Roof	Shingle	
Garage	Oversized 2 Car	
Size of Lot	.45 Acre	
Heat	FA (3 yrs. old)	
Air Cond.	CA (3 yrs. old)	
Water Heater	40 Gal Electric (2020)	
Approximate Age		
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Tax I.D.	05-4-27-030-011-000	
Taxes Pd. 2019	\$3,663.70	
Key	Lockbox	



Property Address:	1703 N Lincoln St, Robinson
Owner:	Earl R & Kathy Hatten
Listing Price:	\$224,900
Listed by:	Taylor Skidmore

REMARKS:

Well-maintained brick home located right next to the high school. This home has much to offer. If you love watching football, this house is for you. You can see the field right from your backyard. This home also features a large sunroom that is great for entertaining! Some of the basement is unfinished, so the seller's are offering a \$5,000 allowance for flooring and wall covering.

Living Room	15x17'11"	Carpet, ceiling fan, gas fireplace
Dining Room	26'2"x10'4"	Hardwood, patio doors to back deck
Kitchen	16'10"x12'2"	Ceramic tile, laminate countertops, appliances remain
Master Bedroom	12'7"x15'2"	Carpet, ceiling fan, closet
Bedroom	13'5"x10'1'	Carpet, ceiling fan, closet
Bath		Ceramic tile, shower/tub combo
Laundry	11'x10'1"	Harwood, closet, cabinets, washer dryer hookup (could be possible bedroom)
Sunroom	12'1"x19'9"	Carpet, screened in with entrance from outside
Basement	10x12'9" &	
Bonus area	13'3x12'9"	Ceramic Tile, pool table remains
Storage	18'8"x10'5"	
Laundry	10'1"x11'1"	Vinyl, utility sink, washer/dryer hookup
Bedroom	10'4"x9'3"	Closet
Bedroom	13'3x13'2"	Closet
Bath		Ceramic Tile, shower, closets

R2.7

All information is believed correct, but not guaranteed.

