



121 W WALNUT ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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[www.weberir.com](http://www.weberir.com)

**WEBER REALTY**

Preapproved buyers only please

**Showing Instructions:**

Please call for an appointment. Listing agent will be present

**Property Type** Residential

<b>1st Floor</b>	1	1 1/2
<b>2nd Floor</b>		
<b>Basement</b>	3	1
<b>Foundation</b>	Poured brick design	
<b>Exterior</b>	Shaker siding	
<b>Porch</b>	Front/Back	
<b>Roof</b>	Shingle	
<b>Garage</b>	2.5 car attached	
<b>Size of Lot</b>	31.74 acres m/l	
<b>Heat</b>	Geo thermal	
<b>Air Cond.</b>	Geo thermal	
<b>Water Heater</b>	50 gallon electric	
<b>Approximate Age</b>	2014	
<b>Termite Policy</b>	Terminex	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	Septic	
<b>Taxes Pd. 2020</b>	\$6,323.64	
<b>Key</b>	Call office	
<b>Tax I.D.</b>	05-3-16-000-006-003	



**Property Address:** 10254 E 775th Ave., Robinson, IL 62454  
**Owner:** Mike & Pam Irvin  
**Listing Price:** \$545,700.00  
**Listed by:** Amy Stone

**Remarks:**

Whether it's a relaxing country home you want or a hunter's paradise this is the location. Located just south of Robinson and north of New Hebron, this listing offers an 8 acre pond m/l, stocked with bass, bluegill, crappie & catfish. The lush woods are frequented by trophy size deer & turkey as well as bald eagles. Current owner has walking/4-wheeler trails mowed throughout the property for easy access & outdoor enjoyment.

Entryway:	9'x3'8"	
Living/dining:	20'8"x22'10"	Ceramic wood grain tile, paint, stone fireplace, open concept with view of pond
Kitchen:	9'8"x13'3"	Ceramic wood grain tile, all appliances remain, walk in pantry, beautiful cabinets & decorative tile back splash
Master Bedroom:	18'7"x11'8"	Ceramic wood grain tile, paint, crown molding
Master Bath:		Makeup area, walk in closet, shower, stool, double sink
Laundry room:	7'10"x5'	Ceramic wood grain tile, paint, crown molding, shelving
Half Bath:		Ceramic wood grain tile, paint, stool, tile counter top w/sink
Basement		
Family Room:	22'3"x23'10"	Tile floor, paint, walkout to patio, view of pond
Bedroom/office:	7'11"x15'8"	Tile floor, paint, closet
NW Bedroom:	13'5"x9'11"	Tile floor, paint, closet
NE Bedroom:	15'11"x10'3"	Tile floor, paint, closet
Mechanics Room:		

R1.8

All information believed to be correct, but not guaranteed.

