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Reduced 1/3/22

WEBER REALTY

Showing Instructions:

Call for appointment: 618-562-4548

Property Type	Commercial	
	Bedroom	Bath
1st Floor		
2nd Floor		
Basement		
Foundation		
Exterior		
Porch		
Roof		
Garage		
Size of Lot		
Heat		
Air Cond.		
Water Heater		
Approximate Age		
Termite Policy		
School Dist.	Oblong	
Tax I.D.	04-1-35-000-008-000	
	04-1-35-000-009-000	
	04-1-35-000-009-001	
	04-1-35-000-010-000	



Taxes Pd. 2020	\$1,169.06 Est.	Property Address:	6743 E 1050th, Robinson
Key	None	Owner:	Loretta Mikeworth
REMARKS:		Listing Price:	\$395,000
		Listed by:	Lois Ikemire 562-4548; Bob Crocker 562-7355

33 acres m/l of rolling land suitable for all sorts of activities, current enterprise of a trade & flea market. 3 stocked ponds (1.3 AC, .27AC & .6 AC). Numerous accessory buildings commensurate with a flea market atmosphere. Note: some buildings are portable and are for sale to be moved. There an owners suite (a modern 3 bedroom, 2 bath modular home). Direct access to RT 33. Historically, the enterprise (flea market portion) grossed \$35,000- \$38,000. Thus- \$36,000/.0800 = \$450,000

There is a possibility with some additional funds the property could be converted to a RV park. There are not any large RV parks in the area. An RV park is an ideal venture for retirement, most RV parks operate April- October, giving the owner/operator the remaining 6 months to RV themselves.

Amenities:

Concession Stand	28'x25'	
Garage	30'x24'	
West Pavilion	25'x100'x9'	Stone floor
South Pavilion	25'x100'x9'	Stone floor
Middle Pavilion	25'x100'x9'	Stone floor
Older Pole Barn	30'x50'x10'	Closed on all sides
Newer "Tonya" Barn	30'x28'x16.5'	20' at ridge
Horse Shed	30'x25'	

Nearly 10,000 Sq. Ft of covered display area.

Zoning: None

Note: some portable buildings are for sale or sold select carefully.

R2.25

