



121 W. WALNUT ST., P.O. BOX 8578
 ROBINSON, IL 62454
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WEBER INSURANCE & REALTY BROKERS, INC.

Showing Instructions:

Please call Brandon (618) 554-5689 for an appointment.

Property Type	Residential	
	Bedrooms	Bath
1st Floor	3	1
2nd Floor	-	-
Basement	NA	
Foundation	Crawl space	
Exterior	Vinyl	
Deck	Wood 8' X 10'	
Roof	Shingles	
Garage	1 Car Detached	
Size of Lot	124' X 90'	
Heat	Forced Air	
Air Cond.	Central	
Water Heater	Gas	
Approximate Age	1998	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2026	\$305.32 (3 exemp)	
Tax I.D.	05-4-28-041-037-000	
Key	Lockbox on Front Door	



Property Address:	1301 N Howard St, Robinson, IL 62454
Owner:	Helen I Brown and Susan J Atteberry
Listing Price:	\$89,900.00
Listed by:	Brandon Hoalt- 618-554-5689

REMARKS:

(All information believed correct, but not guaranteed.)

Welcome home to this cozy 3-bedroom, 1-bathroom property nestled on a large double corner lot with plenty of outdoor space to enjoy.

The expansive lot provides endless possibilities for gardening, recreation, outdoor gatherings, or future improvements. With its desirable corner location and generous yard, this property offers a rare combination of charm, space, and potential.

Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home is ready to welcome its next owner.

Living Room:	12' x 14'	Ceiling Fan, carpet
Kitchen:	12' x 20'	Ceiling Fan, Linoleum
NE Bedroom	11'8" X 10'6"	Carpet, closet
SE Bedroom	9'4" X 12'8"	Closet, Carpet
SW Bedroom	9'2" x 10'11"	Ceiling fan, carpet, closet
Bathroom		Tub/Shower Combo, LVP
Garden Shed	8' x 10'	

**** SELLERS ARE GRANDMOTHER AND MOTHER OF LISTING AGENT