

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main St.
Robinson, IL 62454

Website - crawford-county.com
Email - ccre@crawford-county.com

Showing Instructions:
Call for appt.



DIRECTIONS: N. on Rt. 1A approx. 2 miles on the left.

| | |
|-----------------|----------------------|
| Approx. sq. ft. | 1,452 |
| Property Type | Ranch |
| No. Rms. | 6 |
| | Bedrooms Bath |
| 1st Floor | 3 1.5 |
| 2nd Floor | |
| Basement | full unfinished |
| Foundation | block |
| Walls | paneling/drywall |
| Floors | carpet/laminate |
| Porch | side & back decks |
| Roof | shingle |
| Windows | double hung |
| Garage | Pole barn 40x60 det. |
| Exterior | painted |
| Heat/AC | gas FA '05/CA |
| Water Heater | propane |
| Street | paved |
| Alley | none |



| | | | | | |
|-------------------------------|-------------------------------|---------------------|----------------------|--------|-----------|
| Termite Policy | Action Pest Control | Address of Property | 12094 N. Trimble Rd. | Price: | \$154,900 |
| School Dist. | Robinson | | Robinson, IL 62454 | | |
| Water/Sewer | city/septic | Owner: | Tom & Judy Sager | | |
| Size of Lot | 3.54 acres +/- | Address: | | | |
| Taxes | '21 \$1,573.84 (3 exemptions) | | | | |
| Approximate Age | 1977 | Phone: | | | |
| Equalizer | \$112.00 | Listed by: | Dan Leggitt | | |
| Tax I.D. #05-1-23-000-009-000 | | Sign Wanted: | yes | Key: | lockbox |

REMARKS: (All information believed correct, but not guaranteed.)

Great country living on approx. 3.5 acres +/- near city limits on blacktop road with city water. Well decorated home with plenty of storage. Full basement with built-in shelving, 40x60 pole building along with a potting shed and additional small storage building. Several flower beds and mature trees and plants. **All curtains reserved.** All appliances remain.

- LIVING/DINING:** 12'x21', currently used as dining room, carpet, ceiling fan w/ light, large picture window
- KITCHEN:** 16.5x11', laminate flooring, eat-in area, island with dishwasher, tiled countertops, ceiling fan w/ light
- HALL:** coat & linen closets
- SE BEDROOM:** 11'x9', carpet, closet, paneling, ceiling fan w/ light
- NE BEDROOM:** 11.5x11.5, carpet, closet, paneling, ceiling fan w/ light
- NW BEDROOM:** 12'x16', carpet, painted paneling, 2 closets, ceiling fan w/ light
- BATH:** vinyl plank, ceiling will be replaced from old leak that has been repaired, new exhaust fan, tub/shower combo., single vanity
- UTILITY ROOM:** 12'x8', washer/dryer remains, vinyl plank, papered
- HALF BATH:** sink & toilet off utility room
- FAMILY ROOM:** 16.5x20', carpet, drywall, closet, ceiling fan w/ light, wood or gas fireplace, French doors to deck, large picture window
- REAR DECK:** 12'x18'
- SIDE DECK:** 12'x12', composite decking & rails
- POTTING SHED:** 18'x15'
- STORAGE SHED**
- POLE BARN/GARAGE:** 40'x60'



LD: 5/19/22
R -2.7