

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

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

DIRECTIONS:

Showing Instructions:
Show anytime



Approx. sq. ft.	1,700
Property Type	Contemporary Ranch
No. Rms.	5
	Bedrooms Bath
1st Floor	3 2
2nd Floor	
Basement	none
Foundation	slab
Walls	drywall/wood
Floors	LVP w/ upgrade optional
Porch	covered front & back
Roof	metal
Windows	fixed/stationary
Garage	2 car attached
Exterior	optional stone/wood/vinyl
Heat/AC	electric/CA
Water Heater	electric
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	170x108.8 (irregular)*
Taxes	TBD
Approximate Age	2025
Equalizer	N/A
Tax I.D. #05-4-04-025-022-000 (802)	
#05-4-04-025-022-000 (804)	



	Price:	\$370,000 each
Address of Property	802 & 804 W. Updike St.	
	Robinson, IL 62454	
Owner:	Lincoln Real Estate Development Group, LLC	
Address:		
Phone:		
Listed by:	Erica Lytis	
Sign Wanted:	yes	Key #

* Lot size for 804 W. Updike 170x88.5

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

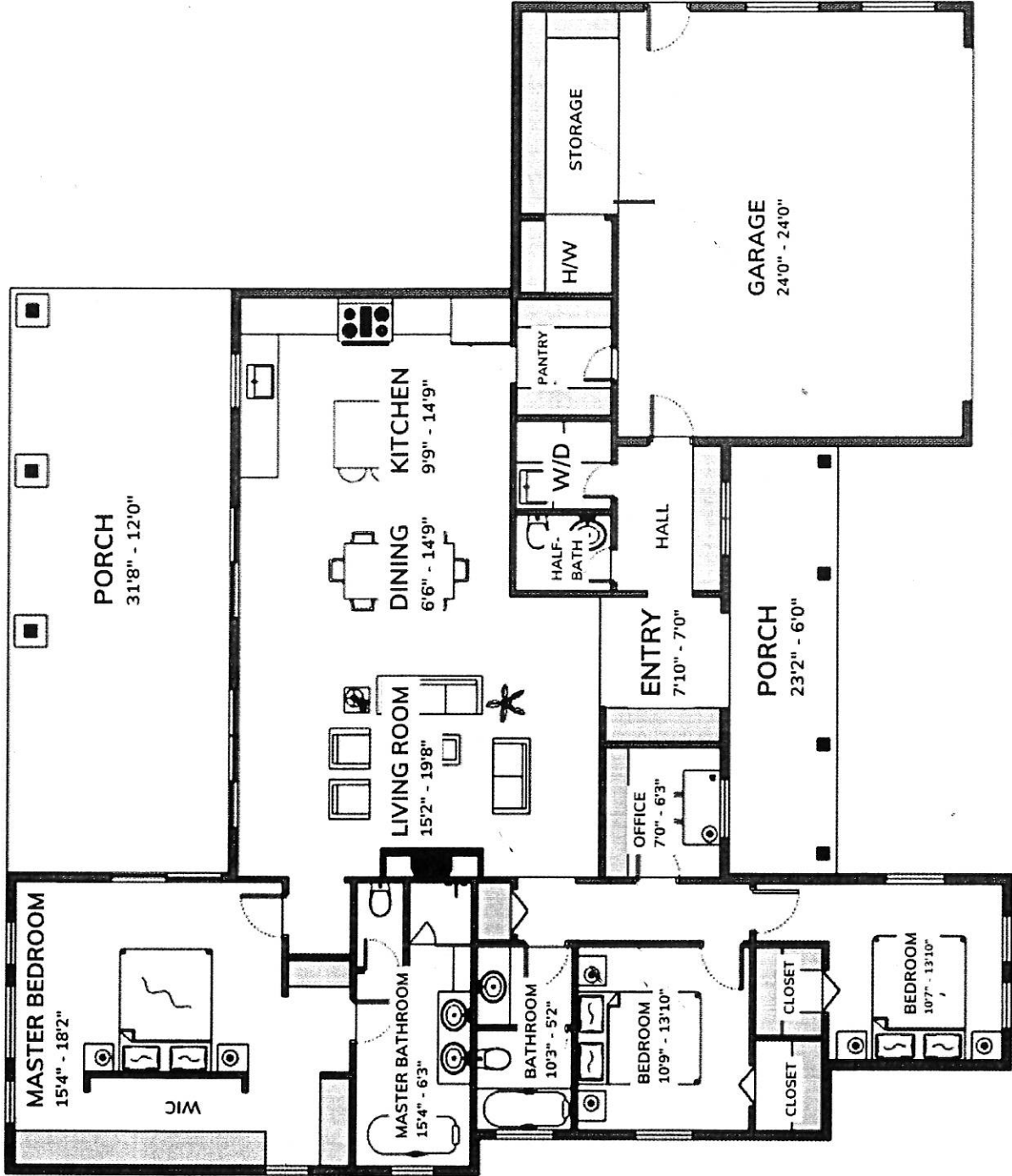
Exterior photo is architects rendering of finished home at full asking price. Colors & finishes may vary based on if home is not presold prior to completion. Room sizes are rounded - see attached floor plan for builders exact measurements. Both homes will be the same floor plan. The only modification might be garage on opposite side.

COVERED FRONT PORCH:	23'x6'
ENTRY:	8'x7'
OFFICE:	7'x6'
HALF BATH:	
LAUNDRY:	
LIVING ROOM:	15'x20', open to dining/kitchen
DINING ROOM:	6.5x15'
KITCHEN:	10'x15', waterfall Quartz island, walk-in pantry
PRIMARY BR:	15x18', walk-in closet, patio access
PRIMARY BATH:	15.5x6', double vanity, walk-in shower, free standing soaking tub
FULL BATH:	10'x5', vanity sink, free standing soaking tub
MIDDLE BR:	10.5x14', closet
SOUTH BR:	10.5x14', closet
COVERED BACK PATIO:	32'x12'
GARAGE:	24'x24', 2 car attached



LD: 4/4/25

R -variable by price (ranges 1.8% - 2.7%)



PRAIRIE VIEW ESTATES SUBDIVISION

LOCATED IN THE N.W. 1/4, N.E. 1/4, OF SECTION 4, T6N, R12W, 2ND P.M.

CITY OF ROBINSON
CRAWFORD COUNTY, ILLINOIS

LEGAL DESCRIPTION

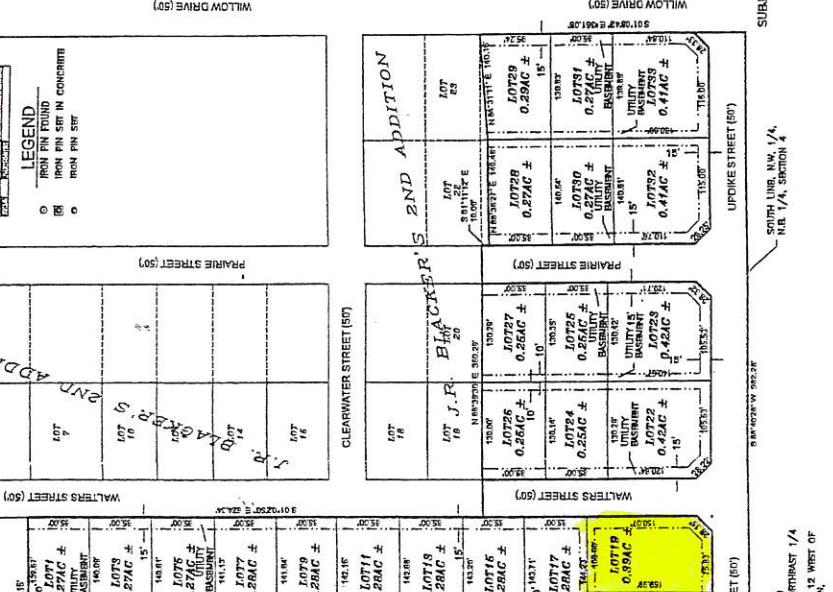
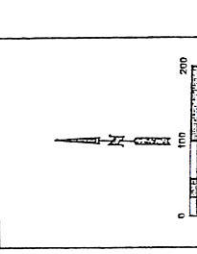
Beginning at the Southwest corner of the northwest quarter of the Northeast Quarter of Section 4 in Township 6 North, Range 12 West of the 2nd Principal Meridian in Crawford County, Illinois;
Thence N 00° 20' 58" W 1984.85 feet to the South Right of Way Line of Emmons Street in the City of Robinson, Illinois;
Thence N 88° 37' 22" E 379.15 feet to the Southwest Corner of said 1.80 acre survey;
Thence S 00° 30' 58" E 300.04 feet to the Southwest Corner of said 1.80 acre survey;
Thence N 88° 37' 22" E 379.15 feet to the Southwest Corner of said 1.80 acre survey;
Thence S 01° 02' 50" E 824.34 feet to the Southwest Corner of J.R. Blacker's Second Addition to the City of Robinson, Illinois;
Thence N 88° 30' 58" E 360.29 feet along the South Line of said J.R. Blacker's 2nd Addition to the Southwest Corner of Lot 22 in said J.R. Blacker's 2nd Addition;
Thence S 01° 11' 12" E 10.00 feet;
Thence N 88° 30' 58" E 1400.66 feet;
Thence N 84° 31' 11" E 1407.6 feet to the West Right of Way Line of Willow Drive;
Thence S 01° 08' 42" E 381.08 feet along said West Right of Way Line to a point on the South Line of the Northwest Quarter of the Northeast Quarter of said Section 4;
Thence S 88° 40' 28" W 892.28 feet along said South Line to the Point of Beginning.

Containing 13.18 acres more or less.

The above described and visible (not located in the Special Flood Hazard Map Identified for Crawford County, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel 259 of the date June 9, 2011).

I hereby certify this survey was not drawn by me or under my supervision to be a correct representation of all existing land divisions and features prepared from an actual survey of the property made on the ground by me or under my supervision at the location, date and conditions of all monuments the same set or will be set upon, completion of consultation and that, compliance with all applicable provisions of City regulations.

Illinois Professional Land Surveyor No. 3888 Date _____
Lorenz Expires November 30, 2024



ZONING DATA
SUBJECT PROPERTY IS ZONED RS-75
ZONING SETBACKS
FRONT - 10X
BACK - 20X
CORNER SIDE - 10X
INTERIOR SIDE - 10X

PROJECT NUMBER: P-XXXX-X
SCALE: 1" = 100'

DRAWN BY: JAS
DATE OF ORIGIN: 03/15/2023

LAST REVISION: 03/15/23
SHEET NUMBER: 1/1

POINT OF BEGINNING: THE NORTHWEST CORNER OF THE 2ND PRINCIPAL MERIDIAN, RANGE 12 WEST OF THE 2ND PRINCIPAL MERIDIAN, TOWNSHIP 6 NORTH, RANGE 12 WEST OF THE 2ND PRINCIPAL MERIDIAN, CRAWFORD COUNTY, ILLINOIS

Connor & Connor
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Land Surveyors

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