

1401 N Truman St Robinson, IL 62454

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Residential
MLS#: 6220634Active
DOM: 1LP: \$100
OP: \$100

Year Blt: 1973
PropSubType: Single Family
Stories: 1.0
Style: Ranch
Bedrooms: 4
Baths Full/Half: 3/0
Rooms: 6
Bedrm on Main: Yes
Master Bath: Yes
Lndry on Main: Yes
#Fireplaces: 0
Lake/Name: No
Fnd Type/Mat: Crawl/Concrete Blk
GarageSp/Type: 3 Spaces/1 Car Attached, 2 Car Detached, 1 Car Carport

Tot Fin SF Area: 2,155/\$.05
Tot Fin Abv Grd: 2,155/\$.05
Main SF: 2,155
Upper 1 SF:
Upper 2 SF:
Lower SF:
Bsmt Total SF:
Bsmt Finished SF:
Bsmn Unfin SF:
SqFt Source: Public Records
Lot SqFt: 10,454
Acres: 0.24
Apx Lot Dim: 88 x 120

Tax Information & Legal

County: Crawford
Taxes/Yr: \$2,076/2020
Legal: G L LOWTHER EIGHTH ADDN S 88' LOT 5

Tax ID: [05-4-28-030-050-000](https://www.irs.gov/efile)
Tax Exmptn: Owner Occupied, Disable Person, Sr. Homestead

Schools

District: Robinson Dist. 2

Property Information and Features

Zoning: RES
Subdivision: Yes/G L Lowther Eighth Add
Covnts/HOA: No/No
Appliances: Other
Heat/Cool/WH: Forced Air, Gas/Central/Gas
Interior Feat:
Exterior: Vinyl

Water: Public
Sewer: City Sewer
Elec/Gas \$:

Factory Built: No
Foreclosure: None
CFD Avail: No

Driveway: Concrete
Porch/Dk/Patio: Deck

Remarks and Showing Instructions

Public: This home will be selling by online auction with soft closing to begin on Thursday, June 9th, 6:00 P.M. This beautiful 4 bedroom, 3 bath home with 1 car attached garage, carport, and 2 car detached garage is situated on a corner lot. Conveniently located near schools and the hospital, this home has had many updates. This home is subject to sell prior to auction. Property selling "As Is." 6% Buyer's Premium. Real estate is subject to sell prior to auction.

Agent: 2% Broker's Comp

Show Instructions/Lockbox: Please call for an appointment.

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Living Rm	Main	11.6X19.9	Hardwood Floor	Kitchen	Main	20.10X11.5	Ceramic Tile Floor
Mstr Bed	Main	13.6X23.6		Mstr Bath	Main		Ceramic Tile Floor
Bed	Main	10.8X11	Hardwood Floor	Bed	Main	11X11	Hardwood Floor
Bed	Main	11.5X11	Hardwood Floor	FB	Main		Vinyl Floor
Utility Rm	Main	8.3X14.6	Ceramic Tile Floor	FB	Main		Ceramic Tile Floor

Listing Information

List Office: [United Country Burke Auction & Realty \(199\)](https://www.irs.gov/efile)
Office Phone: 618-592-4200
List Agent: [Bill Burke \(359500545\)](https://www.irs.gov/efile)
Phone: 618-592-4200
List Type: Excl Rt To Sell
Possession: At Close

Minimum CC: 2%
Variable: No
Owner Name: Peggy Shirar
2nd Owner:
Agt Owned: No

List Date: 05/03/2022
Expire Date: 06/09/2022

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](https://www.irs.gov/efile)
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