

# 6543 N 1075th St Robinson, IL 62454

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

Residential Active LP: \$195,000  
**MLS#:** 6221995 **DOM:** 1 **OP:** \$195,000



<b>Year Blt:</b>	2002	<b>Tot Fin SF Area:</b>	1,356/\$143.81
<b>PropSubType:</b>	Single Family	<b>Tot Fin Abv Grd:</b>	1,356/\$143.81
<b>Stories:</b>	1.0	<b>Main SF:</b>	1,356
<b>Style:</b>	Manufactured	<b>Upper 1 SF:</b>	
<b>Bedrooms:</b>	3	<b>Upper 2 SF:</b>	
<b>Baths Full/Half:</b>	2/0	<b>Lower SF:</b>	
<b>Rooms:</b>	5	<b>Bsmt Total SF:</b>	
<b>Bedrm on Main:</b>	Yes	<b>Bsmt Finished SF:</b>	
<b>Master Bath:</b>	No	<b>Bsmn Unfin SF:</b>	
<b>Lndry on Main:</b>	Yes	<b>SqFt Source:</b>	Public Records
<b>#Fireplaces:</b>	0	<b>Lot SqFt:</b>	0
<b>Lake/Name:</b>	No	<b>Acres:</b>	5.25
<b>Fnd Type/Mat:</b>	Crawl/Concrete Blk	<b>Apx Lot Dim:</b>	
<b>GarageSp/Type:</b>	2 Spaces/2 Car Detached		

**Tax Information & Legal**

**County:** Crawford **Tax ID:** [08-0-21-000-009-000](#) & [08-0-21-201-031-000](#)  
**Taxes/Yr:** \$533/2020 **Tax Exmptn:** Owner Occupied  
**Legal:** S PT NE (E + W IBL) E OF RD CONT 4.73 AC+- SEC 21-6-12

**Schools**

**District:** Robinson Dist. 2

**Property Information and Features**

<b>Zoning:</b> Other/None	<b>Water:</b> Public	<b>Factory Built:</b> No
<b>Subdivision:</b> No	<b>Sewer:</b> Septic System	<b>Foreclosure:</b> None
<b>Covnts/HOA:</b> No/No	<b>Elec/Gas \$:</b>	<b>CFD Avail:</b> No
<b>Appliances</b> Dishwasher, Dryer, Oven, Range, Range Hood, Refrigerator, Washer		
<b>Heat/Cool/WH:</b> Electric/Central/Electric		
<b>Interior Feat:</b> Pantry, Smoke Alarm, Walk-in Closet		<b>Driveway:</b> Concrete, Gravel
<b>Exterior:</b> Vinyl	<b>Roof:</b> Shingle	<b>Porch/Dk/Patio:</b>
<b>Exterior Feat:</b> Fruit Trees, Outbuildings, Shed, Wooded		

**Remarks and Showing Instructions**

**Public:** On the outskirts of rural New Hebron, IL you will find this very well maintained, 3 bedroom, 2 bath manufactured home on 5.25 wooded acres. The home received a new roof in 2020, all new flooring and paint in 2022, and the heating and air systems have been routinely serviced every year. A 36' x 24' pole barn provides two overhead doors for vehicle parking, and additional storage. Concrete sidewalks and a concrete patio between the home and pole barn provide a seamless transition to and from one another. Additional storage shed located in the backyard for lawn & garden items. This country home is move in ready! Motivated sellers!

**Agent:** Listing agent is sister to seller. Home is unlocked.

**Show Instructions/Lockbox:** Show anytime. Please contact listing agent to make her aware of showing.

**Rooms**

Room	Level	Dim	Features	Room	Level	Dim	Features
Kitchen	Main	13X22	Vinyl Floor	Living Rm	Main	13X22	Vinyl Floor
Bed	Main	13X13	Vinyl Floor	Bed	Main	13X12	Vinyl Floor
Bed	Main	12X10	Vinyl Floor	FB	Main	8X7	
FB	Main	9X5					

**Listing Information**

<b>List Office:</b> <a href="#">United Country Burke Auction &amp; Realty (199)</a>	<b>Minimum CC:</b> 2.7%	<b>List Date:</b> 07/11/2022
<b>Office Phone:</b> 618-592-4200	<b>Variable:</b> No	<b>Expire Date:</b> 12/11/2022
<b>List Agent:</b> <a href="#">Glenda Dunlap (359500541)</a>	<b>Owner Name:</b> William Osborn	
<b>Phone:</b> 618-707-9124	<b>2nd Owner:</b> Loretta Osborn	
<b>List Type:</b> Excl Rt To Sell	<b>Agt Owned:</b> No	
<b>Possession:</b> At Close		

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)  
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