

706 W Craft St Robinson, IL 62454

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

Residential Active LP: \$100
MLS#: 6224736 **DOM:** 0 **OP:** \$100



Year Blt: 1979 **Tot Fin SF Area:** 1,512/\$.07
PropSubType: Single Family **Tot Fin Abv Grd:** 1,512/\$.07
Stories: 1.0
Style: Ranch **Main SF:** 1,512
Bedrooms: 3 **Upper 1 SF:**
Baths Full/Half: 2/0 **Upper 2 SF:**
Rooms: 6 **Lower SF:**
Bsmt Total SF:
Bsmt Finished SF:
Bsmn Unfin SF:
SqFt Source: Public Records
Bedrm on Main: Yes
Master Bath: Yes
Lndry on Main: Yes
#Fireplaces: 1 **Lot SqFt:** 12,197
Lake/Name: No **Acres:** 0.28
Apx Lot Dim:
Fnd Type/Mat: Crawl/Concrete Blk
GarageSp/Type: 2 Spaces/2 Car Attached

Tax Information & Legal

County: Crawford **Tax ID:** [05-4-28-042-015-000](#)
Taxes/Yr: \$3,718/2021 **Tax Exmptn:** None
Legal: HIGHLAND HEIGHTS FIRST ADDN LOT 1

Schools

District: Robinson Dist. 2

Property Information and Features

Zoning: RES	Water: Public	Factory Built: No
Subdivision: Yes/Highland Heights First Add	Sewer: City Sewer	Foreclosure: None
Covnts/HOA: No/No	Elec/Gas \$:	CFD Avail: No
Appliances: Cooktop, Dishwasher, Microwave, Oven, Range Hood		
Heat/Cool/WH: Forced Air/Central/Electric		
Interior Feat: Fireplace-Livingroom		Driveway: Concrete
Exterior: Wood	Roof: Shingle	Porch/Dk/Patio: Patio, Front Porch, Open
Exterior Feat: Fenced Yard, Shed		

Remarks and Showing Instructions

Public: The real estate being sold by auction in an online format, is legally described as,"Lot Number 1 in Highland Heights First Addition to the City of Robinson, IL." with online bidding beginning to end on Tuesday, December 13th, 5:30 P.M. The sale of this real estate is subject to Court approval. 1,512 sq. ft., 3 bedroom, 2 bath home with 2 car attached garage. Seller: Estate of Dorothy Miller, deceased, First Robinson Savings Bank, N.A. Open House for this property will be held on Wednesday, November 30th from 4:00-5:00 P.M.

Agent: This property sells AS IS with zero contingencies. All inspections must be completed prior to bidding. Property sells subject to court approval.

Show Instructions/Lockbox: Please call for an appointment.

Rooms

<u>Room</u>	<u>Level</u>	<u>Dim</u>	<u>Features</u>	<u>Room</u>	<u>Level</u>	<u>Dim</u>	<u>Features</u>
Living Rm	Main	25.6X13	Carpet	Kitchen	Main	12X9	Carpet
Family Rm	Main	19.8X11	Carpet	Mstr Bed	Main	11.10X16.3	Carpet
Mstr Bath	Main	7.8X4.10	Carpet	Bed	Main	9.8X11.4	Carpet
Bed	Main	12.9X12.10	Carpet	Utility Rm	Main	5.8X9	Carpet
Foyer	Main	12.6X5.3	Carpet				

Listing Information

List Office: [United Country Burke Auction & Realty \(199\)](#) **Minimum CC:** 2% **List Date:** 11/02/2022
Office Phone: 618-592-4200 **Variable:** No **Expire Date:** 12/31/2022
List Agent: [Bill Burke \(359500545\)](#) **Owner Name:** Estate of Dorothy Miller
Phone: 618-592-4200 **2nd Owner:** First Robinson Savings Bank
N.A.
List Type: Excl Rt To Sell **Agt Owned:** No
Possession: At Close

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. Matrix.CIBRMLS.com
Copyright 2022 11/02/2022 1:32 PM