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WEBER REALTY

Showing Instructions: Please call Amy for showings.

Property Type Ranch

	Bedrooms	Bath
1st Floor	3	1 1/2
2nd Floor		
Basement	Unfinished	
Foundation	Block	
Exterior	Painted siding	
Porch	Deck	
Roof	Shingle	
Garage	2.5 car pole barn	
Size of Lot	3 acres m/l	
Heat	Forced air propane	
Air Cond.	Central air	
Water Heater	40 gal	
Approximate Age	1977	
Termite Policy	Action Pest Control	
School Dist.	Robinson	
Water	City	
Sewer	Septic new 2016	
Taxes Pd. 2016	\$1332.82 (2 exemptions)	



Tax I.D.	05-1-23-000-009-000	Property Address:	12094 N Trimble Rd., Robinson, IL 62454
Key		Owner:	Thomas & Judy Sager
		Listing Price:	\$129,500.00
		Listed by:	Amy Stone

Located close to town but has a very country feel. Full basement unfinished and large pole barn on 3 acres. Lots of landscaping and deck

Kitchen:	18'X10'4"	Laminate floor, tile backsplash, oak cabinets, island. Appliances remain
Dinning Room:	20'8"x11'3"	Carpet, paneling, large picture window
Utility Room:	11'3"x9'5"	Laminate floor, decorative paneling, w/d remain , attic access
Half Bath:		Laminate floor
SE Bedroom:	11'x8'	Carpet, closet, decorative paneling, ceiling fan w/light
Bath:		Vinyl, painted paneling, large medicine cabinet, shower/tub
NE Bedroom:	11'4"x11'4"	Carpet, closet, decorative paneling, ceiling fan w/light
Master Bedroom:	11'4"x15'9"	Carpet, painted paneling, ceiling fan w/light, 2 closets
Bonus Room:	16'x20'	Carpet, drywall, wood burning fireplace, ceiling fan w/ light, large closet
Basement:	29'x22'4"	Concrete, sump pump w/battery backup
	18'2"x22'4"	Concrete storage shelves (basement has full sized windows w/ screens)
Pole barn:	40'x80' m/l	Concrete floor in front part of bldg.

R2.7

All information believed correct, but not guaranteed.

