Crawford County Real Estate, Inc.

1203 W. Main
Robinson, Illinois 62454
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LISTING # 0420+ main/3450 PA

Showing Instructions:
Call for appt.

DIRECTIONS:
Outer W. Main St.

Property Type	Commercial (Barn + metal shop)		
No. Rms.	4 in each		
	Barn/Shop	***Bath***	
1st Floor		half/1	
2nd Floor	Loft - shop		
3rd Floor	Loft - barn		
Basement	none		
Foundation	slab		
Walls	wood-metal/metal-dw		
Floors	concrete/6" concrete		
Porch	none		
Roof	metal		
Windows	thermopane		
Garage	1 car att./3 bay		
Exterior	metal		
Heat/AC	gas FA-none/sp.htr.-window		
Water Heater	in-line tank/30 gal		
Street	paved/gravel lane		
Alley	none	***Price:***	**$599,000**
Termite Policy	Anew Trufax	***Address of Property***	**1905 W. Main St.**
School Dist.	Robinson		**Robinson, IL 62454**
Water/Sewer	city/city	***Owner:***	Chris & Shandi Meiszner
Size of Lot	15.85 acres +/-	***Address:***	
Taxes	' 13 $3,136.18		
Approximate Age	1950/2000 & 2007	***Phone:***	
Equalizer	$340 for both	***Listed by:***	Erica Hankins
Tax I.D. #05-1-32-000-015-000		***Sign Wanted:***	yes ***Key # 95 + lockbox***

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

Barn has second story & loft that could be made into an apt. Metal shop had addition added 2007. 10 acres tillable currently farmed. Country feel in town with wildflower prairie & stocked pond. Lots of options with this property.

All outdoor personal property reserved.

BARN: 30'x40' metal bldg. **MAIN ROOM:** concrete floors, sliding glass doors, garage door, spiral staircase to 2nd story; **OFFICE:** 11'x9.5, concrete floor; **HALF BATH:** porcelain tile, pine paneling, toilet, sink, in-line water heater; **GARAGE:** 1 car att., paver floor, storage shelves

2ND FLOOR: insulation between floor & ceiling, 6" plank hardwood floor, French doors to exterior, storage room w/ lots of shelving (could be made into a bathroom & closet), Knotty Pine & metal walls, staircase to loft area; **LOFT AREA:** wood floor, vinyl replacement windows, space for bed or more storage

METAL SHOP: addition added ' 07 w/ slider door; 6" concrete floors by Tony Droste, full bath, break room & office. **SHOP ROOM**: 40'x75', shelving is reserved, stairs to loft area, pump to pond & irrigation system; **LOFT:** 8'x32', wood floor; **BREAK ROOM**: 15'x11', concrete floors, drywall, overhead lighting, door to exterior, insulated; **FULL BATH**: 5'x10, dbl. s.s. sink w/ storage underneath & overhead, toilet, shower stall, concrete floor, insulated; **OFFICE**: 15'x11', drywall, concrete floor, window AC, infared space heater negotiable (heats with this), insulated; ADDITION: 45'x15', slider door, insulated, door to exterior

OUTDOORS: native wildflower prairie w/ mowed walking path to 1 acre stocked pond w/ dock. Pond has gravel filtration system for irrigation. Feels like country

10 ACRES: tillable, farmed by Dewayne Holmes

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