

☆ **BIGGS &  
COMPANY**  
REAL ESTATE, INC.

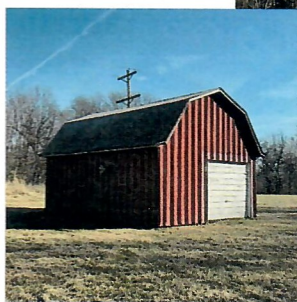
**Zinnia Biggs**

117 W. Walnut • South Side Square • Robinson, IL 62454

(618) 544-8911

Fax: (618) 544-8741

[biggscorealestate@frontier.com](mailto:biggscorealestate@frontier.com)



Seller: Lois Zehr

Agent: Zinnia Biggs

Property ID	Address	City/State	RMS	BDRMS	BATH	Price
08-2-02-000-011-001	3001 N 1250th St	Flat Rock, IL	7	3	1	\$239,000
08-2-02-000-010-000						
Construction: Ranch		Bdrm: 13'6 x 13'5		Type of Heat: Propane furnace		
Zoned		Bdrm: 10'5 x 14'7		AC: Window unit		
Sq. Footage: 1232*		Bdrm: 11'7 x 14'7		Electrical: 100 Amp		
Lot Size: 9 acres		Bdrms:		Water Heater Propane 40 gal.		
Age: 1963		Bath: 10' x 7'8 shower		Water/Sewer Hardinville /Septic		
Possession: At closing		Bath:		Siding: Vinyl		
Avg Util/Mo:		Kitchen: 18' x 14'4		Roof: Shingle		
Ann. Taxes: \$2,457.16 1 expt '24		Dining Rm:		School District: Robinson		
Garage: 2 car		Liv Rm: 20' x 13'5		Notes: 20x18 shed with concrete floor & garage door. Additional shed with garage door and concrete floor. Half bath is not plumbed.  Propane tank is owned by seller To Show: Call for appointment		
Carport: None		Fam. Room:				
Fenced Yard: None		Enclosed entryway: 15' x 10'				
Windows: Tilt		*adds additional 160 sq ft				
Flooring: Laminate/hardwood		Appliances: Stove & refrigerator				
Draperies:						
Fireplaces: None		Size of Util. Rm.: 11'3 x 9'4				
Basement: None						

We do not warranty this information but consider it accurate.