

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

Zinnia Biggs

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*If you're looking for investment property, take a look!
 Needs TLC but has great potential*

Seller: Faith White Estate

Agent: Zinnia Biggs

Seller is cousin to agent

Property ID	Address	City/State	RMS	BDRMS	BATH	Price
05-4-33-011-030-000	1102 Locust	Robinson, IL	6	2 or 3	1 1/2	\$52,500

Construction: Frame - Bedford Stone	Bdrm: 12'5 x 14'	Type of Heat: Gas F/A
Zoned	Bdrm: 12' x 15'	AC: Not working
Sq. Footage: 1,596	Bdrm:	Electrical: Fuses
Lot Size: 90' x 120'	Bdrms:	Water Heater 40 gal. gas
Age: 1957	Bath: Shower/Tub	Water/Sewer City/City
Possession: At closing	Half Bath	Siding: Bedford Stone
Avg Util/Mo:	Kitchen: 14' x 12' no floor covering	Roof: Shingle - newer
Ann. Taxes: \$926.92 3 exem.	Dining Rm:	School District: Robinson
Garage: Attached 1 car	Liv Rm: 11' x 13'5 hardwood	Notes: Location, Location, Location is what you are buying with this house. Bedford stone with newer roof & hardwood floors but interior needs TLC.
Carport: None	Den: 12' x 11' hardwood	
Fenced Yard: None	Porch:	
Windows: Storm	Appliances: None	
Flooring: Some hardwood, vinyl	Size of Util. Rm.: In kitchen	
Draperies:		To Show: Call for appt
Fireplaces: None		
Basement: None		

We do not warranty this information but consider it accurate.