

10533 E 450th Ave Robinson, IL 62454

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

Residential	Active	Delayed Marketing Y/N:	LP: \$699,000
MLS#: 6259221	DOM: 75		OP: \$775,000



Year Blt:	1995	Tot Fin SF Area:	2,636/\$265.17
PropSubType:	Single Family	Tot Fin Abv Grd:	2,636/\$265.17
Stories:	1.0		
Style:	Other	Main SF:	2,636
		Upper 1 SF:	
Bedrooms:	6	Upper 2 SF:	
Baths Full/Half:	3/0	Lower SF:	
Rooms:	12	Bsmt Total SF:	2,636
		Bsmt Finished SF:	0
Bedrm on Main:	Yes	Bsmn Unfin SF:	2,636
Master Bath:	No	SqFt Source:	Public Records
Lndry on Main:	Yes		
#Fireplaces:	0	Lot SqFt:	2,499,473
Lake/Name:	No	Acres:	62.00
Bsment:	Yes	Apx Lot Dim:	
Bsmnt Type:	Walk-Out		
Fnd Type/Mat:	Full Basement/Concrete Blk		
GarageSp/Type:	0 Spaces		

Tax Information & Legal

County:	Crawford	Tax ID:	08-0-33-000-010-000
Taxes/Yr:	\$9,500/2024	Tax Exmptn:	Owner Occupied
Legal:	NW SE + W/2 W/2 E/2 + W/2 E/2 W/2 E/2 ALL IN SE SEC 33-6-12 EXC BEG NE COR W/2 E/2 W/2 E/2 SE SEC 33, TH W 840', S 722', E 550', NE'LY 264', N 534' TO POB		

Schools

District: Robinson Dist. 2

Property Information and Features

Zoning:	RES	Water:	Public	Factory Built:	No
Subdivision:	No	Sewer:	Septic System	Foreclosure:	None
Covnts/HOA:	No/No	Elec/Gas \$:		CFD Avail:	No
Appliances	Range, Refrigerator				
Heat/Cool/WH:	Floor Furnace, Propane, Wood/Window/Gas				
Interior Feat:	Attic-Pull Down Stairs				
Exterior:	Vinyl	Roof:	Metal, Other	Driveway:	Gravel
Exterior Feat:	Outbuildings				
				Porch/Dk/Patio:	Patio, Front Porch

Remarks and Showing Instructions

Public: Beautiful country property on 62± acres featuring a 6 bedroom, 3 bathroom home and outstanding equestrian facilities. The main level offers a spacious kitchen with eat-in dining, a pantry with wash sink, main floor laundry, and a large covered front porch. The full basement includes endless possibilities with 2 potential bedrooms, full bathroom, living area, full kitchen, storage room, and storm shelter/canning room. Recent updates include a new LP furnace (Nov 2025), new septic tank (2025), and new standing seam metal roof (Feb. 2026) with transferable 20-year warranty. Property includes a 36' x 80' barn with 18 horse stalls, 4 additional stalls, wash room, lean-to with run-in, and second floor. Also included is a 40x64 12' high open-face barn. Whether you are looking for a horse property, hobby farm, livestock operation, or simply a beautiful country home with acreage, this remarkable property offers the space, facilities, and setting to make your vision a reality!

Agent: The home and outbuildings may be purchased with less acreage, subject to survey and seller approval. Trailer on property available for purchase separately.

Show Instructions/Lockbox: 24 hour notice

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Kitchen	Main	24X13	Vinyl Floor	Other	Main	6X13	Vinyl Floor
Laundry	Main	11X11		Living Rm	Main	20X18	Vinyl Floor
Bed	Main	14X12	Carpet	FB	Main	11X8	Lav. Shwr&Tub Combo
Office	Main	11X12		Bed	Main	14X12	Laminate Floor
Bed	Main	14X14	Laminate Floor	Bed	Main	14X14	Laminate Floor

Bed	Main	14X14	Laminate Floor	FB	Main	10X10	Lav. & Shower
Bed	Main	16X14	Laminate Floor	Other	Bsmt	12X12	Carpet
Other	Bsmt	12X12	Carpet	Other	Bsmt	6X12	Carpet
FB	Bsmt	6X8	Lav. & Shower				

Listing Information

List Office:	United Country Burke Auction and Realty (19	List Date:	06/12/2026
Office Phone:	618-592-4200	Owner Name:	Susan Lehman
List Agent:	Bill Burke (359500545)	Expire Date:	12/11/2026
Phone:	(618) 592-4200	2nd Owner:	John Lehman
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](#)
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