

803 Beech St Robinson, IL 62454

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Residential **Active** **Delayed Marketing Y/N:** **LP:** \$175,000
MLS#: 6260709 **DOM:** 2 **OP:** \$175,000



Year Blt: 1957 **Tot Fin SF Area:** 1,638/\$106.84
PropSubType: Single Family **Tot Fin Abv Grd:** 1,638/\$106.84
Stories: 1.0
Style: Ranch **Main SF:** 1,638
Bedrooms: 3 **Upper 1 SF:**
Baths Full/Half: 2/0 **Upper 2 SF:**
Rooms: 8 **Lower SF:**
Bedrm on Main: Yes **Bsmt Total SF:**
Master Bath: No **Bsmt Finished SF:**
Lndry on Main: Yes **Bsmn Unfin SF:**
#Fireplaces: 0 **SqFt Source:** Public Records
Lake/Name: No **Lot SqFt:** 9,593
Ares: 0.22
Apex Lot Dim:
Fnd Type/Mat: Crawl/Concrete Blk
GarageSp/Type: 1 Spaces/1 Car Attached

Tax Information & Legal

County: Crawford **Tax ID:** [05-4-28-040-049-000](#)
Taxes/Yr: \$1,689/2025 **Tax Exmptn:** Owner Occupied, Sr. Homestead
Legal: G L LOWTHER SECOND ADDN PT LOT 24 BEG SW COR, TH E 9', TH NW TO A PT 5' E OF NW COR, TH W 5' TO NW COR, TH S TO POB + LOT 27 EXC COMM SW COR TH E 4', TH NW TO NW COR + S TO POB BLOCK A

Schools

District: Robinson Dist. 2

Property Information and Features

Zoning: RES **Water:** Public **Factory Built:** No
Subdivision: No **Sewer:** City Sewer **Foreclosure:** None
Coverts/HOA: No/No **Elec/Gas \$:** **CFD Avail:** No
Appliances: Disposal, Oven, Range, Refrigerator
Heat/Cool/WH: Forced Air, Gas/Central/Gas
Interior Feat: Paneling, Plaster, Replacement Windows **Driveway:** Asphalt
Exterior: Vinyl **Roof:** Asphalt, Shingle **Porch/Dk/Patio:** Front Porch, 4-Season
Exterior Feat: Shed

Remarks and Showing Instructions

Public: This charming ranch-style property features 3 bedrooms and 2 full bathrooms. The inviting layout includes a comfortable family room and a bright 4-season room—perfect for relaxing, entertaining, or enjoying the view of the spacious yard. A bonus room offers incredible versatility, whether it's a fourth bedroom, an office, a game room, or whatever you can dream up. With plenty of outdoor space and a convenient single-level floor plan, this home offers comfortable living with room to make it your own.

Agent: New Roof 2025 | Water Heater 2022 | AC Recently Serviced & Recharged | Furnace 2024 | Washer/dryer, furniture negotiable

Show Instructions/Lockbox: Call for appointment. 24 hours notice.

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Living Rm	Main	12X20	Carpet	Dining Rm	Main	9X10	Carpet
Kitchen	Main	9X11	Vinyl Floor	SunRm	Main	11.6X13.6	Carpet
Laundry	Main	9X6	Vinyl Floor	FB	Main	4.6X6	Lav. & Shower
Bed	Main	11.4X11.7	Hardwood Floor	FB	Main	9X4.5	Vinyl Floor
Bed	Main	10X13	Carpet	Bed	Main	14X12	Carpet
Family Rm	Main	12.12X19.11	Carpet				

Listing Information

List Office: [United Country Burke Auction and Realty \(19](#) **List Date:** 09/01/2026
Office Phone: (618) 592-4200 **Owner Name:** Ricky Mcschooler **Expire Date:** 03/01/2027
List Agent: [Jennifer Kamplain \(359501205\)](#)

Phone: (618) 562-3830
List Type: Excl Rt To Sell
Possession: At Close

2nd Owner:
Agt Owned: No

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