



**Land**  
 Status: **NEW**  
 Area: **350**  
 Address: **1966 N 3103rd Rd , Ottawa, Illinois 61350**  
 Directions: **From Dayton go East over Fox River Bridge on County Rd. 18, Property on North side of Rd. Just after the bridge. Property Runs N. to 3103rd Rd. also.**

MLS #: **09792171**  
 List Date: **11/02/2017**  
 List Dt Rec: **11/02/2017**

Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **242X550X242X560**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:

Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Rutland**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath: **No**

List Price: **\$65,000**  
 Orig List Price: **\$65,000**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 List Mkt Time: **5**  
 Concessions:  
 Contingency:  
 County: **La Salle**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Nice heavily wooded 3.1 acre piece of property near the Fox River with no flood plain! Many areas to build with access on two roads. Minutes from Ottawa and Rt. 80 interchange. 5 acre build-able lot to the West also for sale see MLS No.09790894 (House is not included)**

**School Data**

Elementary: **(230)**  
 Junior High: **(230)**  
 High School: **(140)**  
 Other:

**Assessments**

Special Assessments: **No**  
 Special Service Area: **No**

**Tax**

Amount: **\$310**  
 PIN: **1529411000**  
 Mult PINs:  
 Tax Year: **2016**  
 Tax Exmps: **None**

**Miscellaneous**

Waterfront: **No**  
 Acreage: **3.1**  
 Appx Land SF: **135000**  
 Front Footage: **242**  
 # Lots Avail: **2**  
 Farm: **No**  
 Bldgs on Land?: **No**

Zoning Type: **Agriculture**  
 Actual Zoning:

Lot Size: **3.0-3.99 Acres**

Lot Desc:

Land Desc: **Horses Allowed, Rolling Rural, Sloping, Wooded**

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **Recreational**

Potential Use: **Estate, Recreational, Residential-Estate, Residential-Single Family**

Location:

Known Liens:

Seller Needs:

Seller Will:

Ownership Type:

Frontage/Access: **County Road**

Road Surface: **Asphalt**

Rail Availability:

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Type of House:

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **Electric to Site**

General Info: **None**

Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms: **Conventional**

Agent Remarks: **Call or text before walking property.**

Internet Listing: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2.5 % (on Net SP)**

Showing Inst: **Drive by, Text or call LA to walk property. 815 791 6344**

Owner: **OOR**

Broker: **Marquette Properties, Inc (79948)**

List Agent: **Mark Hansen (705882)**

Co-lister:

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **No**

Holds Earnest Money: **No**

Addl. Sales Info.: **None**

Cont. to Show?:

Ph #:

Ph #: **(815) 941-0207**

Ph #: **(815) 791-6344**

Ph #:

Addr on Internet?: **Yes**

Lock Box: **None**

Special Comp Info: **None**

Agent Notices:

Expiration Date: **10/22/2018**

Agent Owned/Interest: **No**

Team:

Email: **mark.marquetteprop@gmail.com**

More Agent Contact Info:

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Prepared By: Mark Hansen | Marquette Properties, Inc | Cell: (815) 791-6344 | 11/06/2017 12:16 PM