



**Land**  
 Status: **NEW**  
 Area: **360**  
 Address: **2859 E 30th Rd, Seneca, IL 61360**  
 Directions: **180 to exit 97, south to N. 30th Rd, east to E 30th Rd, south to property.**  
 Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **776X916X243X415X834X1314X1336X2655**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:

MLS #: **09847511**  
 List Date: **02/02/2018**  
 List Dt Rec: **02/02/2018**  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Manlius**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath: **No**

List Price: **\$995,000**  
 Orig List Price: **\$995,000**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 List Mkt Time: **4**  
 Concessions:  
 Contingency:  
 County: **La Salle**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **80 acres of quality land located North of Seneca. Property includes 4 bed / 2 bath home, pond, pasture and 2 barns.**

**School Data**

Elementary: **Milton Pope (210)**  
 Junior High: **(210)**  
 High School: **Seneca Township (160)**

**Assessments**

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

**Tax**

Amount: **\$5,628.94**  
 PIN: **2412202000**  
 Mult PINs: **(See Agent Remarks)**  
 Tax Year: **2016**  
 Tax Exmps:

**Miscellaneous**

Waterfront: **Yes**  
 Acreage: **80**  
 Appx Land SF:  
 Front Footage: **776**  
 # Lots Avail:  
 Farm: **Yes**  
 Bldgs on Land?: **Yes**

Lot Size: **25.0-99.99 Acres**

Lot Desc:

Land Desc: **Pond/Lake**

Land Amenities:

Farms Type:

Bldg Improvements: **2 or More Barns, House**

Current Use: **Agricultural/W Bldg**

Potential Use:

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: **None**

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **Electric to Site, Septic-Private, Well-Private**

General Info: **School Bus Service, Interstate Access**

Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

Agent Remarks: **Call listing office to setup showings of house. Advanced notice required.** Multiple Parcels - Tax amount includes: **2412202000/\$1,047.94, 2412203000/\$4,581**

Internet Listing: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2.5% (-\$250) (on Gross SP)**

Showing Inst: **Call/text listing agent**

Owner: **OOR**

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

List Agent: **Peter Fleming (702641)**

Co-lister: **Michael Fleming (700103)**

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 #: **(773) 882-6286**

Ph #: **(815) 347-5151**

Addr on Internet?: **Yes**

Lock Box:

Special Comp Info: **None**

Agent Notices:

Expiration Date: **09/01/2018**

Agent Owned/Interest: **No**

Team:

Email: **pffleming52@yahoo.com**

More Agent Contact Info:

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MLS #: 09847511

Prepared By: Peter Fleming | Marquette Properties, Inc | 02/05/2018 11:10 AM