



**Land**  
 Status: **PCHG**  
 Area: **360**  
 Address: **3 Lake River Rd Lot 3, Seneca, IL 61360**  
 Directions: **I-80 EXIT 105 (SENECA) SOUTH TO SENECA 4-WAY STOP SIGN GO SOUTH OVER BRIDGE TURN LEFT GO UNDER BRIDGE GOING WEST ON RIVER RD TO SITE.**

Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **150X210**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:

MLS #: **09863783**  
 List Date: **02/22/2018**  
 List Dt Rec: **02/22/2018**

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

List Price: **\$79,000**  
 Orig List Price: **\$85,000**  
 Sold Price:  
 Rental Price: **\$0**  
 Rental Unit:  
 List Mkt Time: **27**  
 Concessions:  
 Contingency:  
 County: **La Salle**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Build your dream home on this great lot on a 33 acre lake. Unincorporated Seneca. Drive by and check it out, one of the last build-able lots available on the lake!**

**School Data**

Elementary: **Seneca South Campus (170)**  
 Junior High: **Seneca South Campus (170)**  
 High School: **Seneca Township (160)**

**Assessments**

Special Assessments: **No**  
 Special Service Area: **Yes (\$300)**

**Tax**

Amount: **\$1,016.14**  
 PIN: **2951101001**  
 Mult PINs: **No**  
 Tax Year: **2016**  
 Tax Exmps: **None**

**Miscellaneous**

Waterfront: **Yes**  
 Acreage:  
 Appx Land SF:  
 Front Footage: **150**  
 # Lots Avail:  
 Farm: **No**  
 Bldgs on Land?: **No**

Zoning Type: **Single Family**  
 Actual Zoning:

Lot Size: **.50-.99 Acre**  
 Lot Desc: **Lake Front, Water View**  
 Land Desc: **Level**  
 Land Amenities:  
 Farms Type:  
 Bldg Improvements:  
 Current Use: **Residential-Single Family**  
 Potential Use:  
 Location:  
 Known Liens:  
 Seller Needs:  
 Seller Will:

Ownership Type:  
 Frontage/Access: **County Road, Public Road, Township 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 Nearby, Gas Nearby, Septic-Private, Well-Private**  
 General Info: **School Bus Service**  
 Backup Package: **No**  
 Backup Info:  
 Possession: **Closing**  
 Sale Terms:

**Agent Remarks:**

Internet Listing: **Yes**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2.5% (on Gross SP)**  
 Showing Inst: **Drive by or text/call agent for info**  
 Owner: **OWNER OF RECORD**  
 Broker: **Marquette Properties, Inc (79948)**  
 List Agent: **Kelly Flowers (705839)**  
 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) 592-7580**  
 Ph #:

Addr on Internet?: **Yes**  
 Lock Box: **None**  
 Special Comp Info: **None**  
 Agent Notices:  
 Expiration Date: **08/20/2018**  
 Agent Owned/Interest: **No**  
 Team:  
 Email: **kelly.marquetteprop@gmail.com**  
 More Agent Contact Info:

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