



Land
 Status: **NEW**
 Area: **447**
 Address: **2803 Ninovan Ln , Minooka, IL 60447**
 Directions: **Ridge Rd. to Minooka Rd. Left on Ninovan Ln. second lot on right**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **130X230X124X260**
 Ownership: **Fee Simple**
 Corp Limits: **Minooka**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

MLS #: **10148525**
 List Date: **12/03/2018**
 List Dt Rec: **12/03/2018**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Aux Sable**
 Bathrooms /
 (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$62,500**
 Orig List Price: **\$62,500**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **1**
 Concessions:
 Contingency:
 County: **Grundy**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Build your dream home on this beautiful flat lot in the Ninovan Lake Estates subdivision. Quiet county setting but close to town and I-80 access. Lake access for a reasonable fee.**

School Data

Elementary: **(201)**
 Junior High: **(201)**
 High School: **(111)**

Assessments

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

Tax

Amount: **\$1,311.54**
 PIN: **0304326002**
 Mult PINs: **No**
 Tax Year: **2017**
 Tax Exmps:

Miscellaneous

Waterfront: **No**
 Acreage: **0.87**
 Appx Land SF:
 Front Footage: **130**
 # Lots Avail:
 Farm: **No**
 Bldgs on Land?: **No**

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

Lot Size: **.50-.99 Acre**

Lot Desc:

Land Desc:

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **Residential-Single Family**

Potential Use:

Location:

Known Liens:

Seller Needs:

Seller Will:

Ownership Type:

Frontage/Access: **Public Road**

Road Surface: **Asphalt, Concrete**

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**

General Info: **None**

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% (-\$300) (on Gross SP)**

Showing Inst: **Drive by lot or call LA for info**

Owner: **OOR**

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:

Special Comp Info: **None**

Agent Notices:

Expiration Date: **03/15/2019**

Agent Owned/Interest: **No**

Team:

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

More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: Kelly Flowers | Marquette Properties, Inc | 12/03/2018 02:33 PM