



**Land**  
 Status: **NEW**  
 Area: **360**  
 Address: **2400 E 28th Rd , Seneca, IL 61360**  
 Directions: **South of Seneca over river bridge, take the first left, turn left again, go under river bridge, Go 1/2 mile to 2850th rd. turn left, go 1 mile to property on left.**

MLS #: **10290048**  
 List Date: **02/25/2019**  
 List Dt Rec: **02/26/2019**

List Price: **\$159,250**  
 Orig List Price: **\$159,250**  
 Sold Price:

Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **1000X650X950X750X800**  
 Ownership: **Fee Simple**  
 Corp Limits: **Seneca**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:

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

Rental Price:  
 Rental Unit:  
 List Mkt Time: **2**  
 Concessions:  
 Contingency:  
 County: **La Salle**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **24.5 acres all tillable ground rented to a grain farmer for added income. Build your dream home in this quiet area of Seneca. Parcel being split from a larger parcel. Listed at \$6500/acre.**

**School Data**

Elementary: **(170)**  
 Junior High: **(170)**  
 High School: **(160)**

**Assessments**

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

**Tax**

Amount: **\$96**  
 PIN: **2035300014**  
 Mult PINs: **No**  
 Tax Year: **2017**  
 Tax Exmps: **None**

**Miscellaneous**

Waterfront: **No**  
 Acreage: **24.5**  
 Appx Land SF: **1067220**  
 Front Footage: **1000**  
 # Lots Avail: **1**  
 Farm: **Yes**  
 Bldgs on Land?: **No**

Zoning Type: **Agriculture**  
 Actual Zoning: **AG/C**

**Laundry Features:**

Lot Size: **10.0-24.99 Acres**

**Lot Desc:**

Land Desc: **Horses Allowed, Irregular, Rolling Rural, Tillable**

**Land Amenities:**

Farms Type: **Grain**

**Bldg Improvements:**

Current Use: **Agricultural/Land Only**

Potential Use: **Agricultural/Land Only, Residential-Single Family**

**Location:**

Known Liens:

Seller Needs:

Seller Will:

**Ownership Type:**

Frontage/Access: **Public Road**

**Driveway:**

Road Surface: **Asphalt**

**Rail Availability:**

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Relist:

**Type of House:**

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **Electric to Site, Gas to Site**

General Info: **School Bus Service**

Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

Agent Remarks: **Great return on investment property.**

Internet Listing: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2 % (on Net SP)**

Showing Inst: **Drive-by, call to walk the 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:

Special Comp Info: **Variable**

Agent Notices:

Expiration Date:

Agent Owned/Interest: **No**

Team:

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

More Agent Contact Info: **zoned Ag.**

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Prepared By: Kelly Flowers | Marquette Properties, Inc | 02/26/2019 10:24 AM