



**Land**  
 Status: **NEW**  
 Area: **360**  
 Address: **2802 N 2553 Rd , Seneca, IL 61360**  
 Directions: **South of Seneca over river bridge, take the first left, turn left again, go under river bridge, Go 1 mile to property on left behind lake subdivision.**

MLS #: **10290045**  
 List Date: **02/25/2019**  
 List Dt Rec: **02/26/2019**  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Brookfield**

List Price: **\$387,600**  
 Orig List Price: **\$387,600**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 List Mkt Time: **2**  
 Concessions:  
 Contingency:  
 County: **La Salle**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **200X1300X2200X1300X1975X1000X400**  
 Ownership: **Fee Simple**  
 Corp Limits: **Seneca**  
 Coordinates:  
 Rooms:  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath:

Remarks: **68 acres with a nice mixture of tillable and woods. Approximately 12 acres tillable ground rented to a grain farmer. The rest is woods with No flood plain. Build your dream home in this quiet area of Seneca. More than one building permit available. Parcel is annexed into Seneca. Electric and natural gas at the road. Additional 28 acres of all tillable ground also available. Combining part of another parcel to gain road access. Listed at \$5700/acre.**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: <b>(170)</b> Junior High: <b>(170)</b> High School: <b>(160)</b>	Special Assessments: <b>No</b> Special Service Area: <b>No</b>	Amount: <b>\$124.16</b> PIN: <b>2951101000</b> Mult PINs: <b>(See Agent Remarks)</b> Tax Year: <b>2017</b> Tax Exmps: <b>None</b>	Waterfront: <b>No</b> Acreage: <b>68</b> Appx Land SF: <b>2962080</b> Front Footage: <b>200</b> # Lots Avail: <b>1</b> Farm: <b>Yes</b> Bldgs on Land?: <b>No</b>
	Zoning Type: <b>Agriculture</b> Actual Zoning: <b>AG/C</b>		

Laundry Features: Lot Size: <b>25.0-99.99 Acres</b> Lot Desc: Land Desc: <b>Irregular, Rolling Rural, Tillable, Wooded</b> Land Amenities: <b>Horse Riding Area</b> Farms Type: <b>Grain</b> Bldg Improvements: Current Use: <b>Agricultural/Land Only, Recreational, Residential-Single Family</b> Potential Use: <b>Agricultural/Land Only, Recreational, Residential-Single Family</b> Location: Known Liens: Seller Needs: Seller Will:	Ownership Type: Frontage/Access: <b>Public Road</b> Driveway: Road Surface: <b>Asphalt</b> Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity: Relist: Gas Supplier: <b>Nicor Gas</b>	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: <b>Electric Nearby, Gas Nearby</b> General Info: <b>School Bus Service</b> Backup Package: <b>No</b> Backup Info: Possession: <b>Closing</b> Sale Terms:
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Agent Remarks: **Several locations to build on. Rental income from the tillable land. Additional tillable ground available.** Multiple Parcels - Tax amount includes: **2951101000/\$65.16, 2950202000/\$59**

Internet Listing: <b>Yes</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2 % (on Net SP)</b> Showing Inst: <b>Drive-by, call to walk the property. 815 791 6344</b> Owner: <b>OOR</b> Broker: <b>Marquette Properties, Inc (79948)</b> List Agent: <b>Mark Hansen (705882)</b> Co-lister:	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>No</b> Addl. Sales Info.: <b>None</b> Cont. to Show?: Ph #: Ph #: <b>(815) 941-0207</b> Ph #: <b>(815) 791-6344</b> Ph #:	Addr on Internet?: <b>Yes</b> Lock Box: Special Comp Info: <b>Variable</b> Agent Notices: Expiration Date: Agent Owned/Interest: <b>No</b> Team: Email: <b>mark.marquetteprop@gmail.com</b> More Agent Contact Info:
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MLS #: 10290045

Prepared By: Kelly Flowers | Marquette Properties, Inc | 02/26/2019 10:21 AM