Land

Status:	PCHG	MLS #:	10148525	List Price:	$62,000
Area:	447	List Date:	12/03/2018	Orig List Price:	$62,500
Address:	2803 Ninovan Ln , Minooka, IL 60447	List Dt Rec:	12/03/2018	Sold Price:	
Directions:	Ridge Rd. to Minooka Rd. Left on Ninovan Ln. second lot on right				
Sold by:				Rental Price:	$0
Closed:		Contract Date:		Rental Unit:	
Off Market:		Financing:		List Mkt Time:	95
Dimensions:	130X230X124X260			Concessions:	
Ownership:	Fee Simple	Subdivision:		Contingency:	
Corp Limits:	Minooka	Township:	Aux Sable	County:	Grundy
Coordinates:				# Fireplaces:	
Rooms:		Bathrooms (full/half):	/	Parking:	
Bedrooms:		Master Bath:		Garage Type:	
Basement:		Bmt Bath:	No	# Spaces:	0

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

School Data	Assessments	Tax	Miscellaneous
Elementary: (201)	Special Assessments: No	Amount: $1,311.54	Waterfront: No
Junior High: (201)	Special Service Area: No	PIN: 0304326002	Acreage: 0.87
High School: (111)		Mult PINs: No	Appx Land SF:
		Tax Year: 2017	Front Footage: 130
	Zoning Type: Single Family	Tax Exmps:	# Lots Avail:
	Actual Zoning:		Farm: No
			Bldgs on Land?: No

Laundry Features:	Ownership Type:	Type of House:
Lot Size: .50-.99 Acre	Frontage/Access: Public Road	Style of House:
Lot Desc:	Driveway:	Basement Details: None
Land Desc:	Road Surface: Asphalt, Concrete	Construction:
Land Amenities:	Rail Availability:	Exterior:
Farms Type:	Tenant Pays:	Air Cond:
Bldg Improvements:	Min Req/SF (1):	Heating:
Current Use: Residential-Single Family	Min Req/SF (2):	Utilities to Site: Electric to Site
Potential Use:	Other Min Req SF:	General Info: None
Location:	Lease Type:	Backup Package: No
Known Liens:	Loans:	Backup Info:
Seller Needs:	Equity:	Possession: Closing
Seller Will:	Relist:	Sale Terms:

Agent Remarks:

Internet Listing:	Yes	Remarks on Internet?:	Yes	Addr on Internet?:	Yes
VOW AVM:	No	VOW Comments/Reviews:	No	Lock Box:	
Listing Type:	Exclusive Right to Sell	Holds Earnest Money:	No	Special Comp Info:	None
Coop Comp:	2.5% (-$300) (on Gross SP)	Addl. Sales Info.:	None	Agent Notices:	
Showing Inst:	Drive by lot or call LA for info	Cont. to Show?:		Expiration Date:	05/15/2019
Owner:	OOR	Ph #:		Agent Owned/Interest:	No
Broker:	Marquette Properties, Inc (79948)	Ph #:	(815) 941-0207	Team:	
List Agent:	Kelly Flowers (705839)	Ph #:	(815) 592-7580	Email:	kelly.marquetteprop@gmail.com
Co-lister:		Ph #:		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.