



**Land** MLS #: **10716365** List Price: **\$38,900**  
 Status: **ACTV** List Date: **05/15/2020** Orig List Price: **\$38,900**  
 Area: **450** List Dt Rec: **05/15/2020** Sold Price:  
 Address: **26 Lots Country Club Ln , Morris, IL 60450**  
 Directions: **Rt. 6 to Saratoga Rd., S. to Country Club Lane, (2nd entrance to Nettle Creek), West to Lot.**  
 Sold by: Rental Price: **\$0**  
 Closed: Contract Date:  
 Off Market: Financing: Mkt. Time (Lst./Tot.): **28/28**  
 Dimensions: **100X220X162X242** Concessions:  
 Ownership: **Fee Simple w/ HO Assn.** Subdivision: Contingency:  
 Corp Limits: **Unincorporated** Township: **Erienna** County: **Grundy**  
 Coordinates: # Fireplaces:  
 Rooms: Bathrooms / (full/half): Parking:  
 Bedrooms: Master Bath: Garage Type:  
 Basement: Bmt Bath: **No** # Spaces: **0**  
 Mobility Score: **33 - Minimal Mobility. ?**

Remarks: **Great opportunity to own a lot in a beautiful Golf Course community! Build in 2020 or buy now and build later. Hard to beat value for a Nettle Creek Subdivision lot at only \$38,900. Over half an acre big! Perfect spot for your dream home! 26 lots available, buy one, buy a few or buy them all!**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Nettle Creek (24C)</b> Junior High: <b>(24C)</b> High School: <b>Morris Community (101)</b>	Special Assessments: <b>No</b> Special Service Area: <b>No</b>	Amount: <b>\$277.06</b> PIN: <b>0401451002</b> Mult PINs: <b>No</b> Tax Year: <b>2018</b> Tax Exmps: <b>None</b>	Waterfront: <b>No</b> Acreage: <b>0.68</b> Appx Land SF: Front Footage: <b>100</b> # Lots Avail: <b>26</b> Farm: <b>No</b> Bldgs on Land?: <b>No</b>
	Zoning Type: <b>Single Family</b> Actual Zoning: <b>RES</b>		

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

Broker Private Remarks: <b>HOA Dues \$200/yr Check out website for more lot information. rwww.nettlecreekgolfplots.com</b>		
Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Lock Box:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>No</b>	Special Comp Info: <b>Variable</b>
Coop Comp: <b>3% (-\$150) (on Gross SP)</b>	Addl. Sales Info.: <b>None</b>	Broker Notices:
Showing Inst: <b>Drive by or call/text agent</b>	Cont. to Show?:	Expiration Date: <b>01/30/2021</b>
Owner: <b>Owner of Record</b>	Ph #:	Broker Owned/Interest: <b>No</b>
Broker: <b>Marquette Properties, Inc (79948) / (815) 941-0207</b>		
List Broker: <b>Peter Fleming (702641) / (773) 882-6286 / pfleming52@yahoo.com</b>		
CoList Broker: <b>Michael Fleming (700103) / (815) 347-5151</b>		More Agent Contact Info:

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MLS #: 10716365

Prepared By: Michael Fleming | Marquette Properties, Inc | 06/11/2020 03:57 PM