



Land
 Status: **NEW**
 Area: **488**
 Address: **7440 Lot #2 E. Carper Rd , Coal City, IL 60416**
 Directions: **Lorenzo Road to Dresden Road South to Carper Road West one mile. Property on right or North side of Carper Rd. Address is approximate.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **180X510X150X510**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: - ?

MLS #: **11624007**
 List Date: **09/08/2022**
 List Dt Rec: **09/08/2022**
 List Price: **\$120,000**
 Orig List Price: **\$120,000**
 Sold Price:
 Rental Price: **\$0**
 Rental Unit:
 Mkt. Time (Lst./Tot.): **2/2**
 Concessions:
 Contingency:
 County: **Grundy**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

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

Remarks: **Beautiful 2-Acre Home site. Very private, wooded parcel with many mature trees. An abundance of animals including Deer, Turkeys squirrels, rabbits and many others. Directly across the road from the Coal City Area Club property, meaning very few neighbors. Build your home and out buildings on this lovely country road. Farm animals and out buildings are allowed. Only 5 Minutes From Coal City. with easy access to I55. Coal City Schools. Partial ownership is a Licensed Agent (Not the List Broker).**

School Data	Assessments	Tax	Miscellaneous
Elementary: (1) Junior High: (1) High School: (1)	Special Assessments: No Special Service Area: No	Amount: \$247.24 PIN: 0623100014 Mult PINs: No Tax Year: 2021 Tax Exmps: None	Waterfront: No Acreage: 2 Appx Land SF: 87120 Front Footage: 180 # Lots Avail: Farm: No Bldgs on Land?: No
	Zoning Type: Single Family Actual Zoning:		

Laundry Features: Lot Size: 2.0-2.99 Acres Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: Wooded Land Amenities: Farms Type: Bldg Improvements: Current Use: Platted, Residential-Single Family Potential Use: Location: Known Liens:	Ownership Type: Frontage/Access: County 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: Seller Needs: Seller Will:	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric Nearby, Gas to Site, Well-Required, Septic System Required General Info: None Backup Package: Yes Backup Info: Possession: Closing Sale Terms:
--	--	--

Broker Private Remarks: Zone Ag. Residential. Address is approximate. Partial owner is a licensed Broker. (Not the Listing agent)		
Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Buyer Ag. Comp.: 2.5 % (% of Net Sale Price) ?	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: No Addl. Sales Info.: None	Addr on Internet?: Yes Lock Box: None Special Comp Info: Variable Broker Notices:
Showing Inst: Drive by, Call listing agent to walk property. Mark, 815 791 6344 Owner: Owner of Record Broker: Marquette Properties, Inc (79948) / (815) 941-0207 List Broker: Mark Hansen (705882) / (815) 791-6344 / mark.marquetteprop@gmail.com CoList Broker:	Cont. to Show?: Ph #: Broker Owned/Interest: No	Expiration Date: 08/15/2023 More Agent Contact Info:

Copyright 2022 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11624007

Prepared By: Mark Hansen | Marquette Properties, Inc | Cell: (815) 791-6344 | 09/09/2022 12:46 PM