



Land
 Status: **NEW**
 Area: **341**
 Address: **VL Lake St , Marseilles, IL 61341**
 Directions: **IL 170 to River Rd, Left on Lake St.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **243X251X279X238**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: - **?**

MLS #: **11972887**
 List Date: **02/02/2024**
 List Dt Rec: **02/02/2024**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Brookfield**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath:

List Price: **\$95,900**
 Orig List Price: **\$95,900**
 Sold Price:
 Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **1/1**
 Concessions:
 Contingency:
 County: **La Salle**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Beautiful 1.5 acre corner lot on Spicer Lake. Mature trees. Seneca School District.**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: Seneca Township (160) Junior High: Seneca Township (160) High School: (170)	Special Assessments: No Special Service Area: No Zoning Type: Actual Zoning:	Amount: \$1,643.20 PIN: 2951202001 Mult PINs: Tax Year: 2022 Tax Exmps:	Waterfront: Yes Acreage: 1.5 Appx Land SF: Front Footage: 243 # Lots Avail: Farm: No Bldgs on Land?: No

Laundry Features: Lot Size: 1.0-1.99 Acres Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Corner, Lake Front, Water View Land Desc: Pond/Lake, Wooded, Walk-out Land Amenities: Farms Type: Bldg Improvements: Current Use: Residential-Single Family Potential Use: Location: Known Liens:	Ownership Type: Frontage/Access: Private Road Driveway: Road Surface: Asphalt Rail Availability: Tenant Pays: Min Req/SF (1): 1400 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 General Info: None Backup Package: No Backup Info: Possession: Closing Sale Terms:
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Broker Private Remarks: **Any questions about home owners association call listing agent.**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Buyer Ag. Comp.: 2.5% (-\$300) (% of Gross Sale Price) ? Showing Inst: Drive by Owner: OOR Broker: Marquette Properties, Inc (79948) / (815) 941-0207 List Broker: Michael Fleming (700103) / (815) 347-5151 / tuaminc@yahoo.com CoList Broker:	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: No Addl. Sales Info.: No Cont. to Show?: Ph #:	Addr on Internet?: Yes Lock Box: Special Comp Info: Variable Broker Notices: Expiration Date: 12/31/2024 Broker Owned/Interest: No 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.