



**Land**  
 Status: **PCHG**  
 Area: **360**  
 Address: **2930 N 2553rd Rd Lot LOT #1, Seneca, IL 61360**  
 Directions: **South Of Seneca, over the river bridge. Turn Left or East less than 1/2 mile to property on the Right.**  
 Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **272X752X331X757**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: - ?

MLS #: **11967981**  
 List Date: **02/16/2024**  
 List Dt Rec: **02/16/2024**  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Brookfield**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath:

List Price: **\$120,000**  
 Orig List Price: **\$125,000**  
 Sold Price:  
 Rental Price: **\$0**  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **29/29**  
 Concessions:  
 Contingency:  
 County: **La Salle**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **5.2 wooded acres just outside of Seneca city limits overlooking the Illinois River. Build your home on this rolling beautiful site. Zoned Residential. Many great building areas including walkout possibilities. Electric and natural gas at the road. Property is in the sought after Seneca school district. Being split from a larger piece, Parcel 1 of 2 available.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(170)</b> Junior High: <b>(170)</b> High School: <b>Seneca Township (160)</b>	Special Assessments: <b>No</b> Special Service Area: <b>No</b>  Zoning Type: <b>Single Family</b> Actual Zoning:	Amount: <b>\$1,304</b> PIN: <b>2952111000</b> Mult PINs: Tax Year: <b>2022</b> Tax Exmps:	Waterfront: <b>No</b> Acreage: <b>5.23</b> Appx Land SF: Front Footage: <b>272</b> # Lots Avail: <b>2</b> Farm: <b>No</b> Bldgs on Land?: <b>No</b>

Laundry Features: Lot Size: <b>5.0-5.99 Acres</b> Lot Size Source: <b>Survey</b> Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: Land Amenities: Farms Type: Bldg Improvements: Current Use: <b>Recreational</b> Potential Use: <b>Recreational, Residential-Estate, Residential-Single Family, Hunting</b> Location: <b>Riverfront, Water View</b> Known Liens:	Ownership Type: Frontage/Access: <b>County 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: Seller Needs: Seller Will: Gas Supplier: <b>Nicor Gas</b>	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: <b>Electric to Site, Gas Nearby, Well-Required, Septic System Required</b> General Info: <b>School Bus Service</b> Backup Package: <b>Yes</b> Backup Info: Possession: <b>Closing</b> Sale Terms:
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Broker Private Remarks: <b>Being split from a larger parcel. The tax bill is for the entire 19.2 acres.</b>		
Internet Listing: <b>Yes</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Buyer Ag. Comp.: <b>2.5 % (% of Net Sale Price)</b> Showing Inst: <b>Drive By, Call or text listing agent to walk the property.</b> Owner: <b>OOR</b> Broker: <b>Marquette Properties, Inc (79948) / (815) 941-0207</b> List Broker: <b>Mark Hansen (705882) / (815) 791-6344 / mark.marquetteprop@gmail.com</b> CoList Broker:	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 #: More Agent Contact Info:	Addr on Internet?: <b>Yes</b> Lock Box: Special Comp Info: <b>Variable</b> Broker Notices: Expiration Date: <b>01/10/2025</b> Broker Owned/Interest: <b>No</b>

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.