



**Land**  
 Status: **NEW**  
 Area: **360**  
 Address: **VL Lake St , Seneca, IL 61360**  
 Directions: **170 South to River Rd, West to Lake St, South to lot on left**  
 Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **243X251X279X238**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: - ?

MLS #: **12082749**  
 List Date: **06/14/2024**  
 List Dt Rec: **06/14/2024**  
 List Price: **\$95,900**  
 Orig List Price: **\$95,900**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **1/1**  
 Financing:  
 Subdivision:  
 Township: **Brookfield**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath: **No**

Contract Date:  
 Concessions:  
 County: **La Salle**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Build on this beautiful 1.5 acre lot on Spicer Lake. Mature trees, quiet neighborhood, and close to the Spring Brook Marina.**

<b>School Data</b>	<b>Assessments</b>	<b>Tax</b>	<b>Miscellaneous</b>
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>	Amount: <b>\$1,809.44</b> PIN: <b>2951202001</b> Mult PINs: Tax Year: <b>2023</b> Tax Exmps:	Waterfront: <b>Yes</b> Acreage: <b>1.5</b> Appx Land SF: Front Footage: <b>243</b> # Lots Avail: Farm: <b>No</b> Bldgs on Land?: <b>No</b>
	Zoning Type: Actual Zoning:		

Laundry Features: Lot Size: <b>1.0-1.99 Acres</b> Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: Land Amenities: Farms Type: Bldg Improvements: Current Use: <b>Residential-Single Family</b> Potential Use: Location: Known Liens:	Ownership Type: Frontage/Access: <b>Private 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:	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: <b>Electric Nearby</b> General Info: <b>None</b> Backup Package: <b>No</b> Backup Info: Possession: <b>Closing</b> Sale Terms:
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Broker Private Remarks: **Annual association dues are \$500 dollars which covers the cost of the insurance for the lake.**

Internet Listing: <b>Yes</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Buyer Ag. Comp.: <b>2.5% (-\$300) (% of Gross Sale Price) ?</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>No</b> Addl. Sales Info.: <b>None</b>	Addr on Internet?: <b>Yes</b> Lock Box: Special Comp Info: <b>Variable</b> Broker Notices:
Showing Inst: <b>Drive by</b> Owner: <b>OOR</b> Broker: <b>Marquette Properties, Inc (79948) / (815) 941-0207</b> List Broker: <b>Kelly Flowers (705839) / (815) 592-7580 / kelly.marquetteprop@gmail.com</b> CoList Broker:	Cont. to Show?: Ph #:	Expiration Date: <b>12/31/2024</b> Broker Owned/Interest: <b>No</b>
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.