



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

Laundry Features: Lot Size: 5.0-5.99 Acres Lot Size Source: Survey Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: Land Amenities: Farms Type: Bldg Improvements: Current Use: Recreational Potential Use: Recreational, Residential-Estate, Residential-Single Family, Hunting Location: Riverfront, Water View 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: Gas Supplier: Nicor Gas	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric to Site, Gas Nearby, Well-Required, Septic System Required General Info: School Bus Service Backup Package: Yes Backup Info: Possession: Closing Sale Terms:
--	--	--

Broker Private Remarks: Being split from a larger parcel. The tax bill is for the entire 19.2 acres.		
Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Buyer Ag. Comp.: 2.5 % (% of Net Sale Price) Showing Inst: Drive By, Call or text listing agent to walk the property. Owner: OOR Broker: Marquette Properties, Inc (79948) / (815) 941-0207 List Broker: Mark Hansen (705882) / (815) 791-6344 / mark.marquetteprop@gmail.com CoList Broker:	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: No Addl. Sales Info.: None Cont. to Show?: Ph #: More Agent Contact Info:	Addr on Internet?: Yes Lock Box: Special Comp Info: Variable Broker Notices: Expiration Date: 01/10/2025 Broker Owned/Interest: No

Copyright 2024 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.