



Land

Status: **PCHG**
Area: **360**
Address: **2950 N 2553rd Rd Lot LOT #2, 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: **290X736X331X752**
Ownership: **Fee Simple**
Corp Limits: **Unincorporated**
Coordinates:
Rooms:
Bedrooms:
Basement:
Mobility Score: - **?**

MLS #: **11982818**
List Date: **02/20/2024**
List Dt Rec: **02/20/2024**

List Price: **\$130,000**
Orig List Price: **\$135,000**
Sold Price:

Contract Date:
Financing:
Subdivision:
Township: **Brookfield**

Rental Price: **\$0**
Rental Unit:
Mkt. Time (Lst./Tot.): **25/25**
Concessions:
Contingency:
County: **La Salle**
Fireplaces:
Parking:
Garage Type:
Spaces: **0**

Remarks: **5.3 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 2 of 2 available.**

School Data

Elementary: **(170)**
Junior High: **(170)**
High School: **Seneca Township (160)**

Assessments

Special Assessments: **No**
Special Service Area: **No**

Tax

Amount: **\$1,304**
PIN: **2952111000**
Mult PINs:
Tax Year: **2022**
Tax Exmps:

Miscellaneous

Waterfront: **No**
Acreage: **5.31**
Appx Land SF:
Front Footage: **290**
Lots Avail: **2**
Farm: **No**
Bldgs on Land?: **No**

Zoning Type: **Single Family**
Actual Zoning:

Laundry Features:
Lot Size: **5.0-5.99 Acres**
Lot Size Source:
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)**
?

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Holds Earnest Money: **No**
Addl. Sales Info.: **None**

Addr on Internet?: **Yes**
Lock Box:
Special Comp Info: **Variable**
Broker Notices:

Showing Inst: **Drive By, Call or text listing agent to walk the property.**

Cont. to Show?:

Expiration Date: **01/10/2025**

Owner: **OOR** Ph #:
Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**

Broker Owned/Interest: **No**

List Broker: **Mark Hansen (705882) / (815) 791-6344 / mark.marquetteprop@gmail.com**

CoList Broker:

More Agent Contact Info:

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Prepared By: Mark Hansen | Marquette Properties, Inc | Cell: (815) 791-6344 | 03/15/2024 11:12 AM