



Land

Status: **PCHG** MLS #: **12082749** List Price: **\$85,000**
 Area: **360** List Date: **06/14/2024** Orig List Price: **\$95,900**
 Address: **VL Lake St , Seneca, IL 61360** List Dt Rec: **06/14/2024** Sold Price:
 Directions: **170 South to River Rd, West to Lake St, South to lot on left**
 Sold by:
 Closed: Contract Date: Rental Price: **\$0**
 Off Market: Financing: Rental Unit:
 Dimensions: **243X251X279X238** Mkt. Time (Lst./Tot.): **77/77**
 Ownership: **Fee Simple** Subdivision: Concessions:
 Corp Limits: **Unincorporated** Township: **Brookfield** Contingency:
 Coordinates: County: **La Salle**
 Rooms: Bathrooms / # Fireplaces:
 (full/half): Parking:
 Bedrooms: Master Bath: Garage Type:
 Basement: Bmt Bath: **No** # Spaces: **0**
 Mobility Score: - **?**

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

School Data

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

Assessments

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

Tax

Amount: **\$1,809.44**
 PIN: **2951202001**
 Mult PINs:
 Tax Year: **2023**
 Tax Exmp:

Miscellaneous

Waterfront: **Yes**
 Acreage: **1.5**
 Appx Land SF:
 Front Footage: **243**
 # Lots Avail:
 Farm: **No**
 Bldgs on Land?: **No**

Zoning Type:
 Actual Zoning:

Laundry Features:
 Lot Size: **1.0-1.99 Acres**
 Lot Size Source:
 Pasture Acreage:
 Tillable Acreage:
 Wooded Acreage:
 Lot Desc:
 Land Desc:
 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):
 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:

Broker Private Remarks: **Annual association dues are \$500 dollars which covers the cost of the insurance for the lake.**

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
? Where is the Buyer Agency

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

Addr on Internet?: **Yes**
 Lock Box:
 Broker Notices:

Compensation?

Showing Inst: **Drive by** Cont. to Show?:
 Owner: **OOR** Ph #:
 Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**
 List Broker: **Kelly Flowers (705839) / (815) 592-7580 / kelly.marquetteprop@gmail.com**
 CoList Broker:

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.