



Land
 Status: **ACTV**
 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: **\$85,000**
 Orig List Price: **\$95,900**
 Sold Price:
 Rental Price: **\$0**
 Rental Unit:
 Mkt. Time (Lst./Tot.): **99/99**
 Concessions:
 Contingency:
 County: **La Salle**
 # Fireplaces:
 Parking:
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath: **No**
 Garage Type:
 # Spaces: **0**

Remarks: **Build on this beautiful 1.5 acre lot on Spicer Lake. Setup for a 1,400 s/f or more ranch home or a multi-level home providing room for your family with utilities to site. Bring your pontoon, fishing boat or jet skis! Mature trees, quiet neighborhood, and close to the Spring Brook Marina. Lots of beautiful wildlife, state parks and the Illinois River near by for those who love the outdoors!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (170) Junior High: (170) High School: Seneca Township (160)	Special Assessments: No Special Service Area: No Zoning Type: Actual Zoning:	Amount: \$1,809.44 PIN: 2951202001 Mult PINs: Tax Year: 2023 Tax Exmp:	Waterfront: Yes Acreage: 1.5 Appx Land SF: Front Footage: 243 # Lots Avail: Farm: No Bldgs on Land?: No

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:
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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: 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: Expiration Date: 12/31/2024 Broker Owned/Interest: No
Compensation? Showing Inst: Drive by Owner: OOR Broker: Marquette Properties, Inc (79948) / (815) 941-0207 List Broker: Kelly Flowers (705839) / (815) 592-7580 / kelly.marquetteprop@gmail.com CoList Broker:		Cont. to Show?: Ph #:	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.