

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Lots and Land 6153878 Active UC:No DOM/CDOM: 734/734		S. Maple & W Clark Effingham, IL 62401		L\$129,900 <input checked="" type="checkbox"/> Orig. Price:\$84,900
	County:	Effingham	Zoning:	IND
	Lake/ Name:	No	Taxes/ Yr:	\$125/ 2015
	School:	Effingham Dist. 40	Permit Ready Y/N:	
	Elem School:		HOA Dollar Amt:	\$
	Middle School:		Tax ID:	0316042078 +079 +086+010
	High School:		Legal Access:	Yes
	Acres Apx:	.84	Plan Unit Dev Y/N:	No
	Lot SF:	36,424	Gov't Program Y/N:	
	Apx Lot Dim:		Leased Y/N:	
	Water:	City	Covenants/Restrict Y/N:	
Sewer:	City	CFD Available:	No	
Lake Front Y/N:	No	Listing Type:	Excl Right to Sell	
REO:	No			
Road Frontage:	279	Outbuilding:	No	Tot. Outbldg SF:
Pasture Acres:		Tillable Acres:		SF Provided By:
Wooded Acres:		Pond Acres:		Scrub Acres:
Soybean Act:		Other Act:		Corn Act:
Current Use Agr:	No	Mineral Rights:		
Features Exterior:	Level			
Road Construction:	Concrete			
Util In Place:	N/A			
Utilities Available:	Electric , Gas , Sewer , Water			
Tax Exemption:	None			
Remarks:	Located within the Light Industrial District within the Enterprise Zone. Lots of possibilities for this .83 acre lot, all city utilities are available and it has two concrete commercial entrances. See the attached file for information on light industrial use.			
Directions:	Fayette Avenue turn			
Legal:	Lot 1 Blk 2 Maple Street Commerical Park Lot 2 Blk 2 Maple Street Commerical Park Lot 1 Maple St Commercial Park Second Addition Lot 4 Blk 4 Surveyor's Add C aka Jones, Berrys, & Whitney's Add C,			
List Off:	Coldwell Banker/ First Realty	List Agt:	Deborah Sanders - Managing Broker	Min. CC: 2.5
Phone/Fax:	(217) 342-2775 / (217) 347-5726	LA Email:	debsanders@consolidated.net	LA Cell: (217) 254-2416
Co-Listing Firm:		Co-List Agt:		LA Phone: (217) 342-2775
Agent Remarks:				
Showing Instruct.:	none			Internet Display: Yes
Lock Box/Code:				
List Date:	09/11/2015	Agent Owned:	Related	Possession: At Close
Expire Date:	09/11/2018	Contract Date:		Orig List \$: \$84,900
Owner Name:	K & K Investments	Second Owner:		
Org LA:	Deborah Sanders	Org SA:		
	Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com			
	Copyright 2017 09/14/2017 12:55 PM			