

Customer w/Gallery

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|--|--|---|--|
| <b>Lots and Land</b><br><b>6162992 Active</b>  | <b><u>Lot 8 Ccம்பell Court</u></b><br><b>Effingham, IL 62401</b> |  (1)   | <b>L\$14,500</b>  |
|   | <b>County:</b> Effingham   | <b>Zoning:</b> RES  |  |
|  | <b>Lake/ Name:</b> Yes/  |   |  |
|  | <b>School:</b> Effingham Dist. 40                                | <b>Taxes/ Yr:</b> \$65,.28/ 2015  |  |
|  | <b>Elem School:</b>  | <b>Permit Ready Y/N:</b>  |  |
|  | <b>Middle School:</b>  | <b>HOA Dollar Amt:</b> \$   |  |
|  | <b>High School:</b>  | <b>Tax ID:</b> 1410010054   |  |
|  | <b>Acres Apx:</b> .85  | <b>Legal Access:</b> Yes  |  |
|  | <b>Lot SF:</b> 36,988  | <b>Plan Unit Dev Y/N:</b> No  |  |
|  | <b>Apx Lot Dim:</b>  |   |  |
|  | <b>Water:</b> City   | <b>Gov't Program Y/N:</b>   |  |
|  | <b>Sewer:</b> None   | <b>Leased Y/N:</b>  |  |
|  | <b>Lake Front Y/N:</b> Yes                                       | <b>Covenants/Restrict Y/N:</b>  |  |
|  | <b>REO:</b> No   | <b>CFD Available:</b> No  |  |
| <b>Road Frontage:</b> 28   | <b>Outbuilding:</b> No   | <b>Tot. Outbldg SF:</b>   |  |
| <b>Pasture Acres:</b>  | <b>Tillable Acres:</b>   | <b>SF Provided By:</b>  |  |
| <b>Wooded Acres:</b>   | <b>Pond Acres:</b>   | <b>Scrub Acres:</b>   |  |
| <b>Soybean Act:</b>  | <b>Other Act:</b>  | <b>Corn Act:</b>  |  |
| <b>Current Use Agr:</b> No   | <b>Mineral Rights:</b>   |   |  |
| <b>Features Exterior:</b> Lake Access , Underground Util , Water Frontage  |  |   |  |
| <b>Road Construction:</b> Oil & Chip   |  |   |  |
| <b>Util In Place:</b> N/A  |  |   |  |
| <b>Utilities Available:</b> Electric , Water   |  |   |  |
| <b>Tax Exemption:</b> None   |  |   |  |
| <b>Remarks:</b> Ptoperty located on a private lake with a beautiful view, for a new home,no pole barns no trailers ,modular homes with the owners ok,under ground electric lines 6in water line.1400sq.ft.minimumrequirement for home. |  |   |  |
| <b>Directions:</b> South rt. 45 to airport road turn left follow main road past the air port hangers until the road turns to the right keep going south until you see the property on the right.                                       |  |   |  |
| <b>Legal:</b> Lot 8 imperial acres   |  |   |  |
| <b>PREPARED BY</b>   |  |   |  |
|    | <b>Wes Osborn</b>  | <b>Agent Cert. :</b>  |                 |
|  | <b>Coldwell Banker/ First Realty</b>                             | <b>Email :</b> <a href="mailto:wesosborn@consolidated.net">wesosborn@consolidated.net</a> |  |
|  | <b>901 N. Keller Dr.</b>   | <b>Direct Ph# :</b> (217) 342-2775  |  |
|  |  | <b>Other Ph# :</b> (217) 663-0079   |  |
|  | <b>Effingham, IL 62401</b>                                       | <b>Fax Ph# :</b> (217) 347-5726   |  |
| <a href="http://www.ffmpeghamhomeseach.com">http://www.ffmpeghamhomeseach.com</a>  |  |   |  |
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