

Customer w/Gallery

**Lots and Land** **6174327 Active** **406 S 3rd St** **Effingham, IL 62401**  (2) **L\$139,900**



<b>County:</b>	Effingham	<b>Zoning:</b>	COM
<b>Lake/ Name:</b>	No	<b>Taxes/ Yr:</b>	\$1,352/ 2016
<b>School:</b>	Effingham Dist. 40	<b>Permit Ready Y/N:</b>	
<b>Elem School:</b>		<b>HOA Dollar Amt:</b>	\$
<b>Middle School:</b>		<b>Tax ID:</b>	0316037049
<b>High School:</b>		<b>Legal Access:</b>	Yes
<b>Acres Apx:</b>	.74	<b>Plan Unit Dev Y/N:</b>	No
<b>Lot SF:</b>	32,234	<b>Gov't Program Y/N:</b>	
<b>Apx Lot Dim:</b>		<b>Leased Y/N:</b>	
<b>Water:</b>	City	<b>Covenants/Restrict Y/N:</b>	
<b>Sewer:</b>	City	<b>CFD Available:</b>	Yes
<b>Lake Front Y/N:</b>	No		
<b>REO:</b>	No		

<b>Road Frontage:</b> 223	<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>	

**Features Exterior:** Level  
**Road Construction:** Oil & Chip  
**Util In Place:** N/A  
**Utilities Available:** Cable , Electric , Gas , Sewer , Water  
**Tax Exemption:** None

**Remarks:** Lots of potential! Zoned commercial with 223.78' of frontage on South Third St. Could possibly be rezoned the options are open!  
**Directions:** Fayette avenue turn south onto Third St.  
**Legal:** LOT 2 EBS SUB 3246/256 1580/94 1432/293 1416/228 1371/297 955/244

**PREPARED BY**



**Deborah Sanders**  
**Coldwell Banker/ First Realty**  
**901 N. Keller Dr.**  
  
**Effingham, IL 62401**

**Agent Cert. :** Managing Broker  
**Email :** [debsanders@consolidated.net](mailto:debsanders@consolidated.net)  
**Direct Ph# :** (217) 342-2775  
**Other Ph# :** (217) 254-2416  
**Fax Ph# :** (217) 347-5726



<http://www.effinghamhomesearch.com>

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [www.deccimls.com](http://www.deccimls.com)  
 Copyright 2017 09/05/2017 03:03 PM

**Photo Gallery List# V6174327AC**



Copyright 2017 Decatur & Central,IL MLS. 09/05/2017 03:03 PM