

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

<b>Lots and Land</b> 6180559 Active UC:No DOM/CDOM: 0/0		<b>2304 hoffman dr.</b> <b>Effingham, IL 62401</b>		<b>L\$150,000</b> <input type="checkbox"/> Orig. Price:\$150,000
	<b>County:</b> Effingham	<b>Zoning:</b> COM		
	<b>Lake/ Name:</b> No	<b>Taxes/ Yr:</b> \$0/ 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> 03110032141		
	<b>High School:</b>	<b>Legal Access:</b> Yes		
	<b>Acres Apx:</b>	<b>Plan Unit Dev Y/N:</b> No		
	<b>Lot SF:</b> 1.9	<b>Gov't Program Y/N:</b>		
	<b>Apx Lot Dim:</b>	<b>Leased Y/N:</b>		
	<b>Water:</b> None	<b>Covenants/Restrict Y/N:</b>		
	<b>Sewer:</b> None	<b>CFD Available:</b> No		
	<b>Lake Front Y/N:</b> No	<b>Listing Type:</b> Excl Right to Sell		
	<b>REO:</b> No			
<b>Road Frontage:</b> 132	<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> Level , Outdoor Sign				
<b>Road Construction:</b> Concrete				
<b>Util In Place:</b> N/A				
<b>Utilities Available:</b> Electric , Gas , Sewer , Water				
<b>Tax Exemption:</b> None				
<b>Remarks:</b> Zoned commercial this 1.91 acre lot is located in town just off South rt. 45 (banker st.)located in the enterprise zone.Traffic count per day is appr. 16400 vehicles per 24 hours.an areal plat of the property can be found under documents.				
<b>Directions:</b> Take Banker ST. south turn east onto Hoffman dr. look for sign.				
<b>Legal:</b> 16a2 of white subdivison				
<b>List Off:</b> Coldwell Banker/ First Realty	<b>List Agt:</b> Wes Osborn	<b>Min. CC:</b> 2		
<b>Phone/Fax:</b> (217) 342-2775 / (217) 347-5726	<b>LA Email:</b> <a href="mailto:wesosborn@consolidated.net">wesosborn@consolidated.net</a>	<b>LA Cell:</b> (217) 663-0079		
<b>Co-Listing Firm:</b>	<b>Co-List Agt:</b>	<b>LA Phone:</b> (217) 342-2775		
<b>Agent Remarks:</b>				
<b>Showing Instruct.:</b> vacant show anytime.				
<b>Lock Box/Code:</b>				
	<b>Internet Display:</b> Yes			
<b>List Date:</b> 02/14/2018	<b>Agent Owned:</b> No	<b>Possession:</b> At Close		
<b>Expire Date:</b> 05/14/2018	<b>Contract Date:</b>	<b>Orig List \$ :</b> \$150,000		
<b>Owner Name:</b> Ron & Sue White	<b>Second Owner:</b>			
<b>Org LA:</b> Wes Osborn	<b>Org SA:</b>			
	Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com			
	Copyright 2018 02/14/2018 04:11 PM			