

Customer w/Gallery

**Lots and Land**  
**6174593 Active**

**111 1/2 W WALNUT ST**  
**Watson, IL 62473**



**L\$8,900**



**County:** Effingham  
**Lake/ Name:** No  
**School:** Effingham Dist. 40  
**Elem School:**  
**Middle School:**  
**High School:**  
**Acres Apx:** .21  
**Lot SF:** 9,000  
**Apx Lot Dim:** 60 x 150  
**Water:** City  
**Sewer:** City  
**Lake Front Y/N:** No  
**REO:** No

**Zoning:** RES  
**Taxes/ Yr:** \$122/ 2016  
**Permit Ready Y/N:**  
**HOA Dollar Amt:** \$  
**Tax ID:** 1421003041  
**Legal Access:** Yes  
**Plan Unit Dev Y/N:** No  
**Gov't Program Y/N:**  
**Leased Y/N:**  
**Covenants/Restrict Y/N:**  
**CFD Available:** No

**Road Frontage:** 60  
**Pasture Acres:**  
**Wooded Acres:**  
**Soybean Act:**  
**Current Use Agr:** No

**Outbuilding:** Yes  
**Tillable Acres:**  
**Pond Acres:**  
**Other Act:**  
**Mineral Rights:**

**Tot. Outbldg SF:** 128  
**SF Provided By:** Owner  
**Scrub Acres:**  
**Corn Act:**

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

**Remarks:** Want to be one of the first to own a tiny house. This lot has an 8 x 16' portable building ready for you to finish it into your own tiny house! It even has a loft for extra space! The owner has city water, city sewer, and the electrical service on the property ready for you to hook up! Make this your new adventure

**Directions:** Ft 37 into Watson. Cross tracks on Main Street, take the left right after crossing the tracks and then right onto Walnut. Look for the sign on the south side of the road

**Legal:** W Part Lot 19

**PREPARED BY**



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