

Customer Display

**Lots and Land**  
6171686 Active

**3 Emerald Dr**  
Effingham, IL 62401



**L\$18,000**



<b>County:</b>	Effingham	<b>Zoning:</b>	RES
<b>Lake/ Name:</b>	No	<b>Taxes/ Yr:</b>	\$218/ 2015
<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>	1126231003
<b>High School:</b>		<b>Legal Access:</b>	Yes
<b>Acres Apx:</b>	.50	<b>Plan Unit Dev Y/N:</b>	No
<b>Lot SF:</b>	21,780	<b>Gov't Program Y/N:</b>	
<b>Apx Lot Dim:</b>		<b>Leased Y/N:</b>	
<b>Water:</b>	Rural	<b>Covenants/Restrict Y/N:</b>	
<b>Sewer:</b>	None	<b>CFD Available:</b>	No
<b>Lake Front Y/N:</b>	No		
<b>REO:</b>	No		

<b>Road Frontage:</b>	157	<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:** Wooded  
**Road Construction:** Oil & Chip  
**Util In Place:** N/A  
**Utilities Available:** Electric , Gas , Water  
**Tax Exemption:** None

**Remarks:** Nestled in the woods, this lot is located in a popular area across from Lake Sara, within the Effingham School district.  
**Directions:** Take Rt. 32-33, turn south onto the Lake Sara Road, then west onto Moccasin, south on Cardinal, then east onto Emerald Dr. The property is located toward the end of the road on the north side.  
**Legal:** LOT 3 GEMSTONE SUB 1219/347 1172/150

**PREPARED BY**



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<http://www.ffmpeghamesearch.com>

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