

Lots and Land

6170590 Active DOM/CDOM: 102/102

1025th E Ave
Effingham, IL 62401

L\$47,900
Orig. Price: \$95,900



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County:	Effingham	Zoning:	AGR
Lake/ Name:	Yes/	Taxes/ Yr:	\$78/ 2015
School:	Effingham Dist. 40	Permit Ready Y/N:	
Elem School:		HOA Dollar Amt:	\$
Middle School:		Tax ID:	04-06-009-017
High School:		Legal Access:	Yes
Acres Apx:	5.00	Plan Unit Dev Y/N:	No
Lot SF:	217,800	Gov't Program Y/N:	No
Apx Lot Dim:		Leased Y/N:	No
Water:	None	Covenants/Restrict Y/N:	
Sewer:	None	CFD Available:	No
Lake Front Y/N:	No	Listing Type:	Excl Right to Sell
REO:	No		

Road Frontage:	0	Outbuilding:	Yes	Tot. Outbldg SF:	
Pasture Acres:	1.00	Tillable Acres:	2.00	SF Provided By:	Owner
Wooded Acres:	.00	Pond Acres:	2.00	Scrub Acres:	.00
Soybean Act:		Other Act:		Corn Act:	
Current Use Agr:	Yes	Mineral Rights:			

Features Exterior: Horses Allowed , Pasture , Tillable , Water Frontage
Road Construction: Oil & Chip
Util In Place: N/A
Utilities Available: Other
Tax Exemption: None

Remarks: Nice piece of property to build your dream home on with a 2 acre stocked pond. Extra land is available at \$8,590 per acre
Directions: Take Rt 40 West to 800th ave turn south stay on road until 1025th Ave make left look for signs.
Legal: Ten acre tract +/- to be surveyed out of this parcel prior to closing NW SW 3028/29 2908/64 2164/235 930/81 855/79

List Off: Coldwell Banker/ First Realty	List Agt: Ryan Siemer	Min. CC: 3
Phone/Fax: (217) 342-2775 / (217) 347-5726	LA Email: ryansiemer@consolidated.net	LA Cell: (217) 343-5882
Co-Listing Firm:	Co-List Agt:	LA Phone: (217) 342-2775

Agent Remarks: This property will be surveyed by the owner prior to closing. Please look at the arial picture in the documents for the approximate boundry lines.

Showing Instruct.: Drive by anytime.

Lock Box/Code: **Internet Display:** Yes

List Date: 02/13/2017	Agent Owned: No	Possession: At Close
Expire Date: 08/14/2017	Pend Date:	Orig List \$: \$95,900
Owner Name: James C Niebrugge Family Trust	Second Niebrugge Linda K (Te)	
Org LA: Ryan Siemer	Owner:	
	Org SA:	



Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com
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