

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

Lots and Land 6180560 Active UC:No DOM/CDOM: 0/0		2304 hoffman dr. Effingham, IL 62401		L\$125,000 <input type="checkbox"/> Orig. Price:\$125,000	
	County:	Effingham	Zoning:	COM	
	Lake/ Name:	No	Taxes/ Yr:	\$0/ 2016	
	School:	Effingham Dist. 40	Permit Ready Y/N:		
	Elem School:		HOA Dollar Amt:	\$	
	Middle School:		Tax ID:	03110032141	
	High School:		Legal Access:	Yes	
	Acres Apx:		Plan Unit Dev Y/N:	No	
	Lot SF:	1.2	Gov't Program Y/N:		
	Apx Lot Dim:		Leased Y/N:		
	Water:	City	Covenants/Restrict Y/N:		
Sewer:	City	CFD Available:	No		
Lake Front Y/N:	No	Listing Type:	Excl Right to Sell		
REO:	No				
Road Frontage:	170	Outbuilding:	No	Tot. Outbldg SF:	
Pasture Acres:		Tillable Acres:		SF Provided By:	
Wooded Acres:		Pond Acres:		Scrub Acres:	
Soybean Act:		Other Act:		Corn Act:	
Current Use Agr:	No	Mineral Rights:			
Features Exterior:	Level , Outdoor Sign				
Road Construction:	Concrete				
Util In Place:	N/A				
Utilities Available:	Electric , Gas , Sewer , Water				
Tax Exemption:	None				
Remarks:	Zoned commercial this 1.24 acre lot is located in town just off Soiuth rt.45 (banker st.) located in the enterprise zone. traffic count per day is appr. 16400 vehicles per 24 hrs. an areal plat of the property can be found under documents.				
Directions:	Take Banker st. south turn east onto Hoffman dr. look for sign.				
Legal:	16a1 of white subdivison				
List Off:	Coldwell Banker/ First Realty	List Agt:	Wes Osborn	Min. CC:	2
Phone/Fax:	(217) 342-2775 / (217) 347-5726	LA Email:	wesosborn@consolidated.net	LA Cell:	(217) 663-0079
Co-Listing Firm:		Co-List Agt:		LA Phone:	(217) 342-2775
Agent Remarks:					
Showing Instruct.:	vacant show anytime.				
Lock Box/Code:					
				Internet Display:	Yes
List Date:	02/14/2018	Agent Owned:	No	Possession:	At Close
Expire Date:	05/14/2018	Contract Date:		Orig List \$:	\$125,000
Owner Name:	Ron &SUE White	Second Owner:			
Org LA:	Wes Osborn	Org SA:			
	Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com				
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