

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

<b>Lots and Land</b> 6153878 Active UC:No DOM/CDOM: 1007/1007		<b>S. Maple &amp; W Clark</b> Effingham, IL 62401		<b>L\$129,900</b> <input checked="" type="checkbox"/> Orig. Price:\$129,900
	<b>County:</b>	Effingham	<b>Zoning:</b>	IND
	<b>Lake/ Name:</b>	No	<b>Taxes/ Yr:</b>	\$125/ 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>	0316042078 +079 +086+010
	<b>High School:</b>		<b>Legal Access:</b>	Yes
	<b>Acres Apx:</b>	.84	<b>Plan Unit Dev Y/N:</b>	No
	<b>Lot SF:</b>	36,424	<b>Gov't Program Y/N:</b>	
	<b>Apx Lot Dim:</b>		<b>Leased Y/N:</b>	
	<b>Water:</b>	City	<b>Covenants/Restrict Y/N:</b>	
<b>Sewer:</b>	City	<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>	279	<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			
<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>	One whole city block! Located within the Light Industrial District in the Enterprise Zone. Lots of possibilities for this .84 acre lot, all city utilities are available and it has two concrete commercial entrances. See the attached file for information on light industrial use.			
<b>Directions:</b>	Fayette Avenue turn			
<b>Legal:</b>	Lot 1 Blk 2 Maple Street Commerical Park Lot 2 Blk 2 Maple Street Commerical Park Lot 1 Maple St Commercial Park Second Addition Lot 4 Blk 4 Surveyor's Add C aka Jones, Berrys, & Whitney's Add C,			
<b>List Off:</b>	Coldwell Banker/ First Realty	<b>List Agt:</b>	Deborah Sanders - Managing Broker	<b>Min. CC:</b> 2.5
<b>Phone/Fax:</b>	(217) 342-2775 / (217) 347-5726	<b>LA Email:</b>	<a href="mailto:debsanders@consolidated.net">debsanders@consolidated.net</a>	<b>LA Cell:</b> (217) 254-2416
<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>	none			<b>Internet Display:</b> Yes
<b>Lock Box/Code:</b>				
<b>List Date:</b>	09/11/2015	<b>Agent Owned:</b>	Related	<b>Possession:</b> At Close
<b>Expire Date:</b>	09/11/2018	<b>Contract Date:</b>		<b>Orig List \$ :</b> \$129,900
<b>Owner Name:</b>	K & K Investments	<b>Second Owner:</b>		
<b>Org LA:</b>	Deborah Sanders	<b>Org SA:</b>		
	Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com			
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