

6.93 Ac Seneca Lot
2445 IL 170
Seneca IL 61360

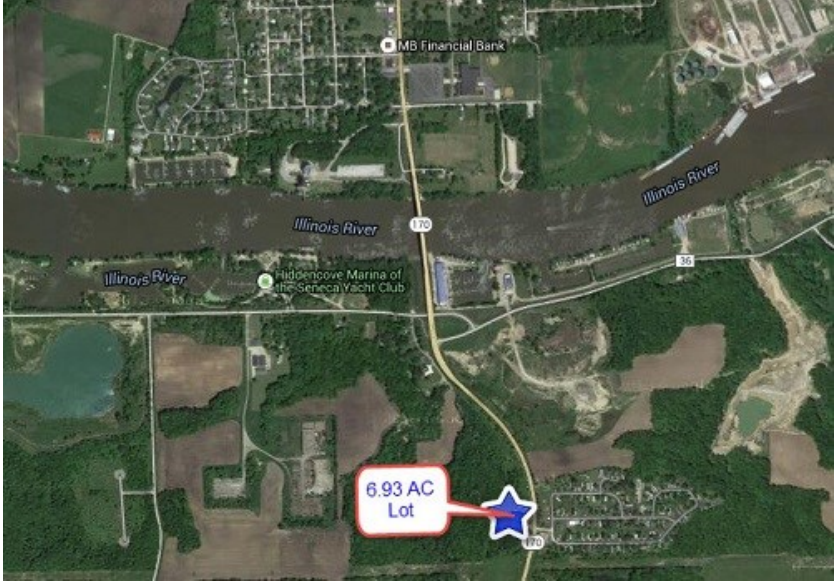


6.93 AC SENECA LOT

2445 IL 170
Seneca IL 61360

For more information contact:

Mark Goodwin
815-741-2226
mgoodwin@bigfarms.com



County:	LaSalle
Township:	Brookfield
Gross Land Area:	6.93 Acres
Property Type:	Vacant build-able lot
Total Investment:	\$86,625
Unit Price:	\$12,500 per Acres
Buildings:	None
Zoning:	Agriculture



Partially wooded 6.93 acres with frontage on IL Rt. 170 south of the Illinois River, Seneca, IL. Many potential uses. Odd shaped piece, but great frontage.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 6.93 Acres Seneca Lot
Tax ID Number/APN: 29-52-110-000 Brookfield Township, LaSalle County Illinois
Possible Uses: Commercial, Residential or Recreational
Sale Terms: Cash at Closing

AREA & LOCATION

School District: Seneca Community Grade School District 170
Seneca Township High School District 160

Market Type: Tapestry Segmentation Groups define the general life style and socioeconomic Traits of the area residents. Seneca and the surrounding five mile area fit into two groups. Salt of the Earth (Cozy Country Living) & Middleburg (Family Landscapes). If you would like the full report on this area and the tapestry groups, please contact our office.

Site Description: Partially wooded, with approximately 1100 feet of Rt. 170 frontage.

Side of Street: West side of IL Rt. 170

Highway Access: IL Rt. 170 frontage will take you to Interstate I-80 or South to I-55.
8 miles to I-80 access
29 miles to I-80 & I-55 Interchange north.

Road Type: State Highway

Property Visibility: Excellent, approximately 1100 feet of IL Rt. 170 frontage.

LAND RELATED

Lot Frontage (Feet): Approximately 1100 feet.

Lot Depth: 422 feet at the south end of property and tapers to point at the north end of the lot.

Buildings: None

Flood Plain or Wetlands: None known

Topography: Gently rolling

FINANCIALS

Real Estate Taxes: The 2014 taxes payable in 2015 were a total of \$142.00

Investment Amount: The asking investment amount for this property is \$12,500 per acre for a total investment of \$86,625.00

LOCATION

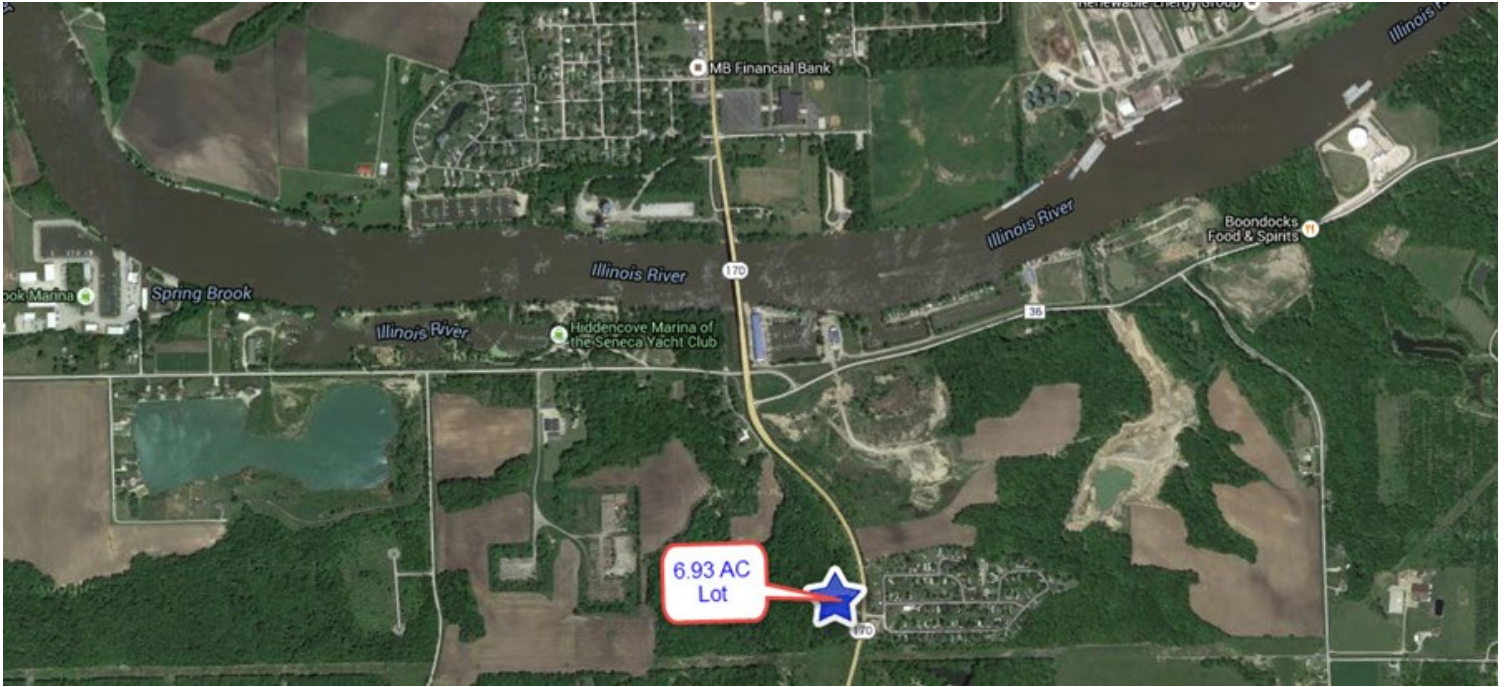
Address: 2445 IL Rt. 170, Seneca Illinois 61360

County: LaSalle

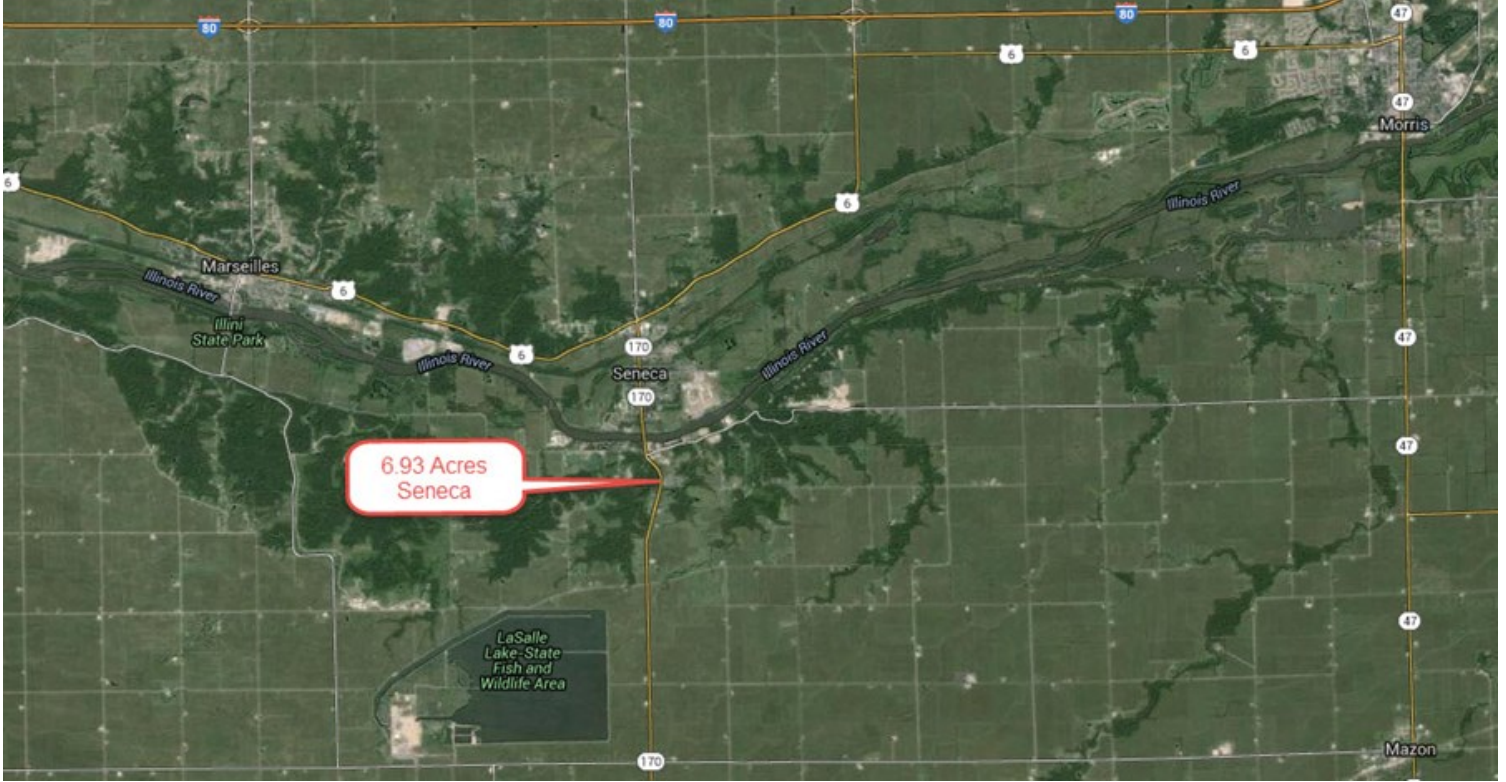
6.93 ACRES LOT WITH IL RT. 170 FRONTAGE, SENECA, IL



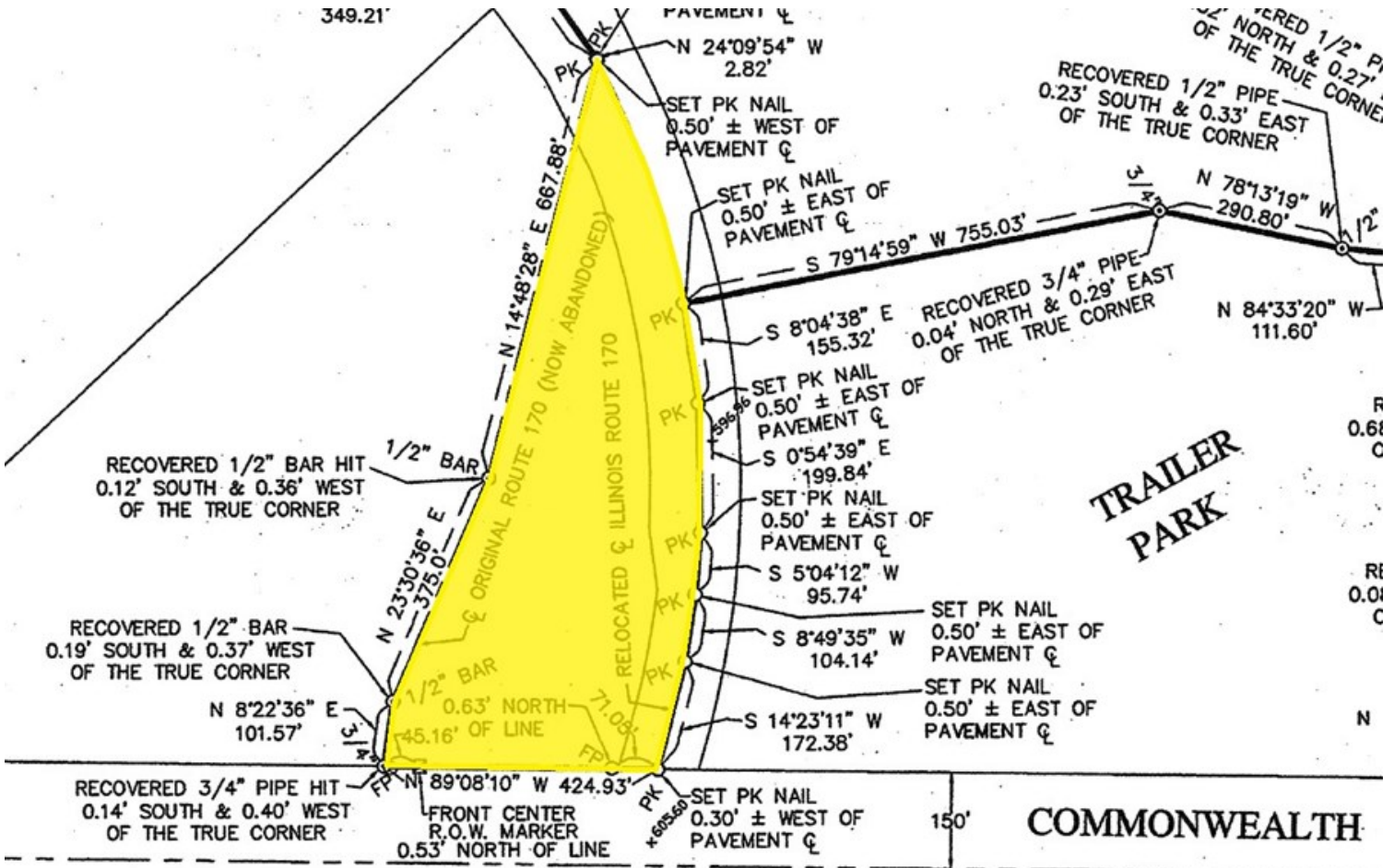
AERIAL MAP OF SENECA LOT, BROOKFIELD TOWNSHIP, LASALLE COUNTY ILLINOIS



GENERAL LOCATION MAP OF 6.93 AC LOT, BROOKFIELD TOWNSHIP, LASALLE COUNTY, IL



SENECA LOT SURVEY



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real-estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, Broker Associate will not be acting as your agent but as agent of the seller.

DISCLAIMER

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