



**Land**

Status: **ACTV**  
 Area: **551**  
 Address: **00 Sheridan Ave , Sheridan, Illinois 60551**  
 Directions: **County Rd. 3 to Sheridan St. east to the farm**

MLS #: **08681468**  
 List Date: **07/21/2014**  
 List Dt Rec: **07/23/2014**

List Price: **\$299,000**  
 Orig List Price: **\$325,000**  
 Sold Price:

Closed:  
 Off Market:  
 Dimensions: **30**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates: **N: S: E: W:**  
 Rooms:  
 Bedrooms:  
 Basement:

Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Mission**  
 Bathrooms /  
 (full/half):  
 Master Bath:  
 Bmt Bath: **No**

Rental Price: **\$0**  
 Rental Unit:  
 List Mkt Time: **215**  
 Points:  
 Contingency:  
 County: **La Salle**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **60 acres MOL on Northeast corner of Sheridan,**

**School Data**

Elementary: **(2)**  
 Junior High: **(2)**  
 High School: **(2)**  
 Other:



**Assessments**

Special Assessments: **No**  
 Special Service Area: **No**

**Tax**

Amount: **\$477.12**  
 PIN: **1005443000 (Map)**  
 Mult PINs:  
 Tax Year: **2013**  
 Tax Exmps:

**Miscellaneous**

Waterfront: **Yes**  
 Acreage: **59.78**  
 Appx Land SF:  
 Front Footage: **30**  
 # Lots Avail:  
 Farm: **Yes**  
 Bldgs on Land?: **No**

Zoning Type: **Agriculture**  
 Actual Zoning:

Lot Size: **25.0-99.99 Acres**  
 Lot Desc:  
 Land Desc:  
 Land Amenities:  
 Farms Type:  
 Bldg Improvements:  
 Current Use: **No Development Status**  
 Potential Use:  
 Location:  
 Known Liens:  
 Seller Needs:  
 Seller Will:

Ownership Type:  
 Frontage/Access: **City Street**  
 Road Surface: **Asphalt**  
 Rail Availability:  
 Tenant Pays:  
 Min Req/SF (1):  
 Min Req/SF (2):  
 Other Min Req SF:  
 Lease Type:  
 Loans:  
 Equity:

Type of House:  
 Style of House:  
 Basement Details: **None**  
 Construction:  
 Exterior:  
 Air Cond:  
 Heating:  
 Utilities to Site: **Electric Nearby, Water-Municipal**  
 General Info: **School Bus Service**  
 Backup Package: **No**  
 Backup Info:  
 Possession: **Closing**  
 Sale Terms:  
 Addl. Sales Info.: **None**  
 Agent Owned/Interest: **No**

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Prepared By: Diana Norton | Norton Appraisal Service | 02/20/2015 06:33 PM