

LotsAndLand

MLS: **211001**

Status: **Active**

DOM: **2**

Price \$62,500



[Photos](#)

[Docs](#)

[Maps](#)

Address: **E 800th Ave**
 City: **Watson-EF** State: **IL** Zip: **62473**
 Subdivision: County: **Effingham**

Taxes Apx: **299**
 Tax Yr: **2009**
 Zoning: **Res**
 School: **Effingham Dist. 40**

Agent Owned: **Yes** Contingency:

Acres-Total: **5.80** Lot Size:
 Acres Apx: **5.80** Sq.Ft. Apx:
 Acres-Tillable:
 Acres-Pasture:
 Acres-Scrub:
 Acres-Wooded:
 Acres-Pond:
 Acres-Rds/Waste:

Actual Yields: Corn: Soybean Other:

Mineral Rights:
 Genl Soil Type:
 Leased:

Road Front Ft: **298**
 Legal Access:
 Assessments:
 Road Const:

Prop Type: **Residential**
 Outbuildings:
 Yr Built Apx:
 Improvements:
 Util In Place:
 Utilities Avail: **Water, Electric**
 Fire Prot Dist: **Watson**

Features:

Remarks: **Nice building lot close to town. City of Watson water is on the property. Field road on the West side. Great lot for a walk out basement - sloping on the North. Presently the land is planted in alfalfa and hay mix. The land is to be purchased as a building lot. The building shall be no less than 1500 square feet and any manufactured modular, double wide or single wide homes are prohibited on this real estate**

Tax ID: **0406024037** Additional Tax ID: New Tax ID:
 Legal: **South 835' of W298.26 SE SE**

Longitude: **-88.5870490** Latitude: **39.032834**
 Directions: **South on Route 45 to Dutch Lane going West - cross tracks and turn south on the Old Watson Road - go approx 1 1/2 mile until you get to 800th ave - turn right and it is the fourth lot on the right**

Showing Instruc: Minimum/C/C: **2.5** Lock Box:
 Owner First **Kenneth** Owner Last **Hayes** Owner Phone:
 2nd Owner **Susan** 2nd Owner Last: **Hayes** Possession: **At Close**
 Listing Agent: **Susan Hayes** Agent Phone: **(217)821-9440** Co-List Agent:
 Listing Office: **Coldwell Banker/ First Realty** Office Phone: **(217)342-2775x** Co-List Office:

Selling Price: Financing: Closing Date:
 Selling Agent: Agent Phone: Co-Sell Agent:
 Selling Office: Office Phone: Co-Sell Office:
 Buyer: Seller Adj: