



**Land**

Status: **NEW**  
 Area: **347**  
 Address: **Lot 15 Beanna Ct , Mendota, Illinois 61342**  
 Directions: **Route 34 west ...past golf course on South side**

MLS #: **07960497**

List Date: **12/13/2011**

List Dt Rec: **12/15/2011**

List Price: **\$50,000**

Orig List Price: **\$50,000**

Sold Price:

Closed:  
 Off Market:  
 Dimensions: **115X188**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates: **N: S: E: W:**  
 Rooms:  
 Bedrooms:  
 Basement:

Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Clarion**  
 Bathrooms/  
 (full/half):  
 Master Bath:  
 Bmt Bath:

Rental Price:  
 Rental Unit:  
 List Mkt Time: **8**  
 Points:  
 Contingency:  
 County: **Bureau**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**



Remarks: **Vacant building lot in country subdivision. Private 2.5 acre pond for fishing. Access to Mendota Golf Course.**

**School Data**

Elementary: **(289)**  
 Junior High: **(289)**  
 High School: **(280)**  
 Other:

**Assessments**

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

**Tax**

Amount: **\$704**  
 PIN: **0613300014 (Map)**  
 Mult PINs:  
 Tax Year: **2010**  
 Tax Exmps:

**Miscellaneous**

Waterfront: **No**  
 Acreage:  
 Appx Land SF:  
 Front Footage: **115**  
 # Lots Avail:  
 Farm: **No**  
 Bldgs on Land?: **No**

Zoning Type: **Single Family**  
 Actual Zoning:

Lot Size: **1.0-1.99 Acres**  
 Lot Desc:  
 Land Desc:  
 Land Amenities:  
 Farms Type:  
 Bldg Improvements:  
 Current Use: **Residential-Single Family**  
 Potential Use:  
 Location:  
 Known Liens:  
 Seller Needs:  
 Seller Will:

Ownership Type:  
 Frontage/Access: **Private Road**  
 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:  
 Construction:  
 Exterior:  
 Air Cond:  
 Heating:  
 Utilities to Site: **Electric to Site, Gas to Site, Septic System Required, Well-Required**  
 General Info: **School Bus Service**  
 Backup Package: **No**  
 Backup Info:  
 Possession: **Closing**  
 Sale Terms:  
 Addl. Sales Info.: **None**

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Prepared By: Diana Norton | Norton Appraisal Service | 12/20/2011 03:31 PM