



**Land**

Status: **NEW**  
 Area: **1421**  
 Address: **0 NE Phenix Ave , Bradford, Illinois 61421**  
 Directions: **West on Main in Bradford. Turn on Douglas Ave. It's on NE Phenix Ave.**

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

MLS #: **07828306**  
 List Date: **06/06/2011**  
 List Dt Rec: **06/09/2011**

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

List Price: **\$36,000**  
 Orig List Price: **\$36,000**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 List Mkt Time: **4**  
 Points:  
 Contingency:  
 County: **Stark**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Fantastic 2 full (6 and 7) and 2 partial (8 and 55) lots located in the heart of Bradford. The buildings are included in the sale.**

**School Data**

Elementary: **(1)**  
 Junior High: **(1)**  
 High School: **(1)**  
 Other:

**Assessments**

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

**Tax**

Amount: **\$669.62**  
 PIN: **0226202019000000**  
 Mult PINs: **No**  
 Tax Year: **2009**  
 Tax Exmps: **None**

**Miscellaneous**

Waterfront: **No**  
 Acreage: **1.2**  
 Appx Land SF:  
 Front Footage: **246**  
 # Lots Avail: **2**  
 Farm: **No**  
 Bldgs on Land?: **Yes**

Zoning Type: **Commercial**  
 Actual Zoning:

Lot Size: **1.0-1.99 Acres**  
 Lot Desc:  
 Land Desc: **Irregular**  
 Land Amenities: **Sidewalks**  
 Farms Type:  
 Bldg Improvements:  
 Current Use: **No Development Status**  
 Potential Use:  
 Location: **Corner**  
 Known Liens:  
 Seller Needs:  
 Seller Will:

Ownership Type:  
 Frontage/Access: **City Street**  
 Road Surface: **Tar & Gravel**  
 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: **None**  
 General Info: **None**  
 Backup Package: **No**  
 Backup Info: **Aerial Map, Tax Bill**  
 Possession: **Closing**  
 Sale Terms:

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MLS #: 07828306

Prepared By: Madeline Fuller | The Property Merchants Co. | 06/09/2011 09:38 AM