



**Land**  
 Status: **NEW**  
 Area: **1021**  
 Address: **0 Creek Ridge Dr , Dixon, IL 61021**  
 Directions: **Lenox road to Creek Ridge Drive**

MLS #: **11688781**  
 List Date: **12/15/2022**  
 List Dt Rec: **12/16/2022**

List Price: **\$175,000**  
 Orig List Price: **\$175,000**  
 Sold Price:

Rental Price:  
 Rental Unit:  
 Lst. Mkt. Time: **2**  
 Concessions:  
 Contingency:  
 County: **Lee**  
 # Fireplaces:  
 Parking:

Closed:  
 Off Market:  
 Dimensions: **10.567**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: -

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

Garage Type:  
 # Spaces: **0**

Remarks: **Wooded home site, recreation, and hunting opportunities- bow hunting only. Entire East property line has frontage on the Sugar Creek. Taxes are approximate assessed with larger parcels. Sterling School District. Survey plat is in Additional Information. Showing appointments required due to possible deer hunter on property.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(5)</b> Junior High: <b>(5)</b> High School: <b>(5)</b>	Special Assessments: <b>No</b> Special Service Area: <b>No</b>	Amount: <b>\$106</b> PIN: <b>16012940000900</b> Mult PINs: <b>Yes</b> Tax Year: <b>2021</b> Tax Exmps:	Waterfront: <b>Yes</b> Acreage: <b>10.56</b> Appx Land SF: Front Footage: <b>66</b> # Lots Avail: Farm: <b>No</b> Bldgs on Land?: <b>No</b>
	Zoning Type: <b>Agriculture</b> Actual Zoning:		

Laundry Features: Lot Size: <b>10.0-24.99 Acres</b> Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: <b>Horses Allowed, Irregular, Wooded</b> Land Amenities: Farms Type: Bldg Improvements: Current Use: <b>Other</b> Potential Use: Location: Known Liens:	Ownership Type: Frontage/Access: <b>Public Road</b> Driveway: Road Surface: <b>Asphalt</b> Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity: Relist: Seller Needs: Seller Will:	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: <b>Electric Nearby</b> General Info: <b>Flood Zone (Partial)</b> Backup Package: <b>No</b> Backup Info: Possession: <b>Closing</b> Sale Terms: Addl. Sales Info.: <b>None</b> Broker Owned/Interest: <b>No</b>
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Broker: **Northwest Illinois Realty, LLC (93654) / (815) 631-8550**  
 List Broker: **John Rosengren (930363) / (815) 631-8550 / JohnRosengren@gmail.com; johnrosengren@gmail.com**  
 CoList Broker: More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: John Rosengren | Northwest Illinois Realty, LLC | 12/16/2022 09:53 AM