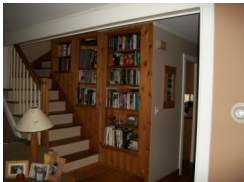
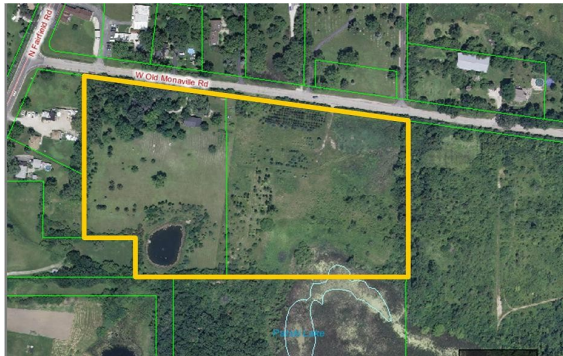


Farmette For Sale

ROBERT E. FRANK
REAL ESTATE INC.
847-356-LAND
RobertEFrankRealEstate.com

**24385 W. Old Monaville Road
Lake Villa, IL 60046**



**Robert E. Frank, GRI
Broker / Owner**

**P.O. Box 1111
829 Milwaukee Ave.
Lake Villa, IL 60046**

**Phone: 847-356-LAND x11
Fax: 847-356-3311
Cell: 847-508-5263**

**E-mail:
Landman5263@ameritech.net**

**We're on
the Web!**

Features:

- 4 Bedrooms:
 - 15 x 21
 - 23 x 16
 - 11 x 14
 - 11 x 14
- 2 Full Bathrooms
- Living Room: 24 x 24
- Dining Room: 15 x 15
- Kitchen: 13 x 17
- Sunroom: 13 x 15
- Foyer: 6 x 7

*Property is located:
Rt. 83 & Monaville, West to Old
Monaville, to sign &
property on Right.*

Asking **\$759,900**

Historic Atwell 14 acre Farmette has original stone foundation under 2 story home with post and peg barn. Lovely southern views of rolling acreage from woodsy sun room, living room and master bedroom. Wood burning stove set in stone fireplace. Hardwood floors throughout. Hot water heat. Fishing pond. Half moon driveway with entry gates. Supersized bathrooms with double sinks. Master jacuzzi tub and shower for two. Many custom built in shelving units and cabinets. Seller may consider dividing.

www.RobertEFrankRealEstate.com

All Information is not Guaranteed

Neighborhood Profile

For Property Located At
24385 W Old Monaville Rd
Lake Villa, IL 60046-6456
Lake Villa - Lake County

Demographics

Summary Information

		2008 Estimate	2013 Estimate
Population:		1285	1782
Number of Households:		506	563
Census Tract/Block	8610.10 / 3		
10 Year Population Growth	25.62%	Household Growth Last 10 Years	27.14%
Estimated Growth In 5 Years	11.26%	Household Forecast Growth	10.48%
Owner Occupied	94%	Median Home Value	\$196,100
		Median Mortgage	\$1,536
Absentee Owner	6	Average House Hold Income	\$80,939
		Median Rent	\$808
Average Household Size	3.36	Median Vehicles Value	
		Married	67%
College Graduate	25%	Unmarried	33%

Home Characteristics

Value		Year Built	
Below \$100,000	5%	1999-2000	7%
\$100,000 And \$150,000	21%	1995-1998	6%
\$150,000 And \$200,000	25%	1990-1994	10%
\$200,000 And \$300,000	39%	1980-1989	24%
\$300,000 And \$500,000	10%	1970-1979	19%
\$500,000 and above	0%	1900-1969	34%

Affluency Factors

Household Income		Mortgage Expense		Rent Expense	
0 TO \$25,000	9%	Under \$300	0%	Less Than \$499	46%
\$25,000 TO \$35,000	9%	\$300-\$799	0%	\$500 & \$749	0%
\$35,000 TO \$50,000	7%	\$800-\$1999	74%	\$750 & \$999	54%
\$50,000 TO \$75,000	22%	\$2000 and Over	26%	\$1000 & Over	0%
\$75,000 TO \$100,000	24%				
\$100,000 and Above	29%				

Professional/Lifestyle Characteristics

Education		Profession		Lifestyle		Commute Time	
No Diploma	9%	Mgr/Prof	39%	Owner	94%	0-14 Min	11%
High School	21%	Technical	24%	Occupied		15- 29 Min	20%
Some College	37%	Sales	27%	Absentee Owner	6%	30- 59 Min	45%
College	25%	Administrative	17%	Married	67%	Over 60 Min	18%
Graduate		Private House	0%	Unmarried	33%		
Graduate	5%	Hold					
Degree		Service	8%				
		Protective	2%				
		Services					
		Farming	0%				
		Skilled	3%				
		Blue Collar	12%				
		Private Worker	82%				

Employment Sector

Private Worker	82%	Government Worker	5%
Self Employed Worker	14%	Unpaid Family Worker	0%

School Enrollment

Public Pre-Primary School	1%	Private Pre-Primary School	3%
Public School	13%	Private School	7%
Public College	4%	Private College	1%
Not Enrolled In School	85%		

Population Distribution by Gender

Population	1285	Male Population	50%	Female Population	50%
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Population Distribution by Age

0 - 11	23%	12 - 17	10%	18 - 24	8%	25 - 64	53%	65 - 74	2%	75+	0%
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Geographic Block Group

A Block Group is a cluster of blocks within a Census Tract. Block Groups contain between 250 and 550 homes.

Average House Hold Income	\$80,939	Median Mortgage	\$1,536
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School Information

WILLIAM L THOMPSON ELEM SCHOOL			
515 Thompson Ln, Lake Villa, IL 60046			
Telephone	(847) 265-2488		
District Name	LAKE VILLA CMTY CONS SD		
	41		
Enrollment-Zoned	658	Lowest Grade	K
Decimal			
Highest Grade	6th	School Type	Elementary
Kindergarten	Half Day	School Enrollment	500-999
Advanced Placement	Unknown	Total	\$.01 -

Poverty Level	0% - 5.9%	Expenditure/Student	\$6,499.99
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ROUND LAKE MIDDLE SCHOOL			
2000 N Lotus Dr, Round Lake Heights, IL 60073			
Telephone	(847) 270-9400		
District Name	ROUND LAKE AREA CO DIST		
	116		
Enrollment-Zoned	947	Lowest Grade	6th
Decimal			
Highest Grade	8th	School Type	Middle
Kindergarten	No	School Enrollment	500-999
Advanced Placement	Unknown	Total	\$.01 -
		Expenditure/Student	\$6,499.99
Poverty Level	6% - 15.9%		

Local Business Information

GROCERY STORES

CLASSIC CUPCAKES & MORE	
1220 Pine Tree Dr	
Business Phone	8472658141
Standard Industrial Classification Code	546102
Original SIC Code Description	RETAIL BAKERIES
Description	BAKERS-RETAIL

HOME IMPROVEMENT

SCENIC VIEW WINDOW INC	
831 Apache Trl	
Business Phone	8472458550
Standard Industrial Classification Code	521107
Original SIC Code Description	LUMBER & OTHER BUILDING MATERIALS
Description	WINDOWS

CREATOR'S STAINED GLASS	
25091 W Crabtree Ln	
Business Phone	8477400274
Standard Industrial Classification Code	521107
Original SIC Code Description	LUMBER & OTHER BUILDING MATERIALS
Description	WINDOWS

RECREATION

HICKORY KNOLL GOLF COURSE	
24745 W Monaville Rd	
Business Phone	8473568640

Standard Industrial Classification Code	799201
Original SIC Code Description	PUBLIC GOLF COURSES
Description	GOLF COURSES-PUBLIC

LONG GROVE CARRIAGE	
803 N Cedar Lake Rd	
Business Phone	8472652329
Standard Industrial Classification Code	799968
Original SIC Code Description	AMUSEMENT & RECREATION SERVICES
	NEC
Description	STABLES

WINDANCE ACRES	
803 N Cedar Lake Rd	
Business Phone	8472652329
Standard Industrial Classification Code	799968
Original SIC Code Description	AMUSEMENT & RECREATION SERVICES
	NEC
Description	STABLES

RELIGIOUS ORGANIZATIONS

INDIAN HILL BIBLE CHURCH	
36133 N Fairfield Rd	
Business Phone	8475468142
Standard Industrial Classification Code	866107
Original SIC Code Description	RELIGIOUS ORGANIZATIONS
Description	CHURCHES

RESTAURANT/LOUNGES

WJM PROPERTIES	
36849 N Eastmoor Ave	
Business Phone	8473563520
Standard Industrial Classification Code	581212
Original SIC Code Description	EATING PLACES
Description	CATERERS

Courtesy of ROBERT FRANK
MRED

PLAT OF SURVEY

Legal Descriptions
Lake County, Illinois

24385 W. Old Monaville Road
Lake Villa, Illinois 60046
and

24305 W. Old Monaville Road
Lake Villa, Illinois 60046

Legal Description:

Residential Property (the west portion of Monaville Road property):

Homestead 6.317 Acres PIN 06-07-203-002-0010

THE EAST 450.70 FEET OF THE WEST 744.60 FEET (EXCEPT THE SOUTH 130.0 FEET OF THE WEST 165.70 FEET THEREOF) OF LOT 8 IN HALE'S PLAT OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (SAID PLAT BEING RECORDED IN BOOK "W" OF DEED, PAGE 481,) IN LAKE COUNTY, ILLINOIS.

Vacant Land (the east portion of Monaville Road property):


Open Farm Land 7.740 Acres PIN 06-07-203-002-0011

LOT 8 (EXCEPT THE WEST 744.60 FEET THEREOF) IN HALE'S PLAT OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (SAID PLAT BEING RECORDED IN BOOK "W" OF DEEDS, PAGE 481,) IN LAKE COUNTY, ILLINOIS.

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, Neil J. Lee, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS DESCRIBED IN THE ABOVE CAPTION, AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 28th DAY OF June, A.D. 2000.


ILLINOIS PROFESSIONAL LAND SURVEYOR

NOTES:

PLAT IS VOID if the Impressed Surveyor's Seal does not appear.

Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon: check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.

PROFESSIONAL LAND SURVEYORS
GRAYSLAKE 847-223-0914 ILLINOIS

**Open Farm Land
Plat of Survey**
Lake County, Illinois

