



Land
 Status: **NEW**
 Area: **450**
 Address: **1055B N Gorham Rd , Morris, Illinois 60450**
 Directions: **South of Morris on Rt. 47 to Dupont Rd. go West 3 miles to Gorham Rd. go left or South 1/2 mile on R**

MLS #: **09789965**
 List Date: **10/31/2017**
 List Dt Rec: **10/31/2017**

Sold by:
 Closed:
 Off Market:
 Dimensions: **130X190X200X1125X380X800X500**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

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

List Price: **\$250,000**
 Orig List Price: **\$250,000**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **1**
 Concessions:
 Contingency:
 County: **Grundy**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Build your dream home on this beautiful wooded, rolling piece of property complete with 10,000 square ft. horse barn on nearly 10 gorgeous acres. This property has it all, from pasture, woods, creek with no flood plain, indoor riding arena and 4 large horse stalls with individual turn outs. Many possible locations for the house. Electric on the property. Tax bill reflects House, Barn and 10.7 acres. House is under contract.**

School Data

Elementary: **(2C)**
 Junior High: **(2C)**
 High School: **(160)**
 Other:

Assessments

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

Tax

Amount: **\$8,781.10**
 PIN: **0425451003**
 Mult PINs:
 Tax Year: **2016**
 Tax Exmp: **Homeowner**

Miscellaneous

Waterfront: **Yes**
 Acreage: **9.85**
 Appx Land SF: **435560**
 Front Footage: **130**
 # Lots Avail: **1**
 Farm: **Yes**
 Bldgs on Land?: **Yes**

Zoning Type: **Agriculture**
 Actual Zoning: **AGRI**

Lot Size: **10.0-24.99 Acres**
 Lot Desc:
 Land Desc: **Horses Allowed, Irregular, Pasture, Stream, Wooded**
 Land Amenities: **Horse Riding Area, Horse Riding Trails**
 Farms Type: **Horses**
 Bldg Improvements: **Barn, Box Stalls, Indoor Arena, Machine Shed/s, Pole Building**
 Current Use: **Agricultural/W Bldg, Recreational**
 Potential Use: **Agricultural/W Bldg, Estate, Recreational, Residential-Estate, Residential-Single Family**
 Location:
 Known Liens:
 Seller Needs:
 Seller Will:

Ownership Type: **Individual**
 Frontage/Access: **County 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: **None**
 Construction:
 Exterior:
 Air Cond: **None**
 Heating: **None**
 Utilities to Site: **Electric to Site**
 General Info: **School Bus Service**
 Backup Package: **Yes**
 Backup Info:
 Possession: **Closing**
 Sale Terms:

Agent Remarks: **Tax bill reflects entire parcel and 3600 sq.ft. all brick ranch house being sold separately. 5+ acres have been added to original PIN West of barn lot, see map.**

Internet Listing: Yes

Addr on Internet?: Yes

VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **2.5 % LESS 250 (on Net SP)**
 Showing Inst: **Text LA your information 815 791 6344 Mark**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Holds Earnest Money: **No**
 Addl. Sales Info.: **None**
 Cont. to Show?:

Lock Box: **Combination Box**
 Special Comp Info: **None**
 Agent Notices:
 Expiration Date: **03/31/2018**

Owner: **OOR**
 Broker: **Marquette Properties, Inc (79948)**
 List Agent: **Mark Hansen (705882)**
 Co-lister:

Ph #:
 Ph #: **(815) 941-0207**
 Ph #: **(815) 791-6344**
 Ph #:

Agent Owned/Interest: **No**
 Team:
 Email: **mark.marquetteprop@gmail.com**
 More Agent Contact Info:

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MLS #: 09789965

Prepared By: Mark Hansen | Marquette Properties, Inc | Cell: (815) 791-6344 | 10/31/2017 10:22 AM