



**Land**  
 Status: **NEW**  
 Area: **450**  
 Address: **3535 W Dupont Rd , Morris, Illinois 60450**  
 Directions: **Rt. 47 to Dupont Rd. West 3.25 Miles Farm on South side of Rd.**  
 Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **720X1080X405X560X375X210X420X2000**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:

MLS #: **09789966**  
 List Date: **10/31/2017**  
 List Dt Rec: **10/31/2017**  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Norman**  
 Bathrooms /  
 (full/half):  
 Master Bath:  
 Bmt Bath: **No**

List Price: **\$308,000**  
 Orig List Price: **\$308,000**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 List Mkt Time: **1**  
 Concessions:  
 Contingency:  
 County: **Grundy**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **35 acres of highly productive farm ground that lays and drains well. A nice small, all tillable piece of crop land with 124PI. Generating a 3% return! Drive by and view this beautiful piece of property. Call listing agent to walk or drive property. Tax bill reflects 66 acres.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(2C)</b> Junior High: <b>(2C)</b> High School: <b>(160)</b> Other:	Special Assessments: <b>No</b> Special Service Area: <b>No</b>	Amount: <b>\$779.76</b> PIN: <b>0425401003</b> Mult PINs: <b>No</b> Tax Year: <b>2016</b> Tax Exmps:	Waterfront: <b>No</b> Acreage: <b>35</b> Appx Land SF: Front Footage: <b>720</b> # Lots Avail: <b>1</b> Farm: <b>Yes</b> Bldgs on Land?: <b>No</b>
	Zoning Type: <b>Agriculture</b> Actual Zoning:		

Lot Size: <b>25.0-99.99 Acres</b> Lot Desc: Land Desc: <b>Irregular, Level, Tillable</b> Land Amenities: Farms Type: <b>Grain</b> Bldg Improvements: Current Use: <b>Agricultural/Land Only</b> Potential Use: <b>Agricultural/W Bldg</b> Location: Known Liens: Seller Needs: Seller Will:	Ownership Type: <b>Individual</b> Frontage/Access: <b>County Road</b> Road Surface: <b>Asphalt</b> Rail Availability: <b>None</b> 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: <b>Electric to Site</b> General Info: <b>None</b> Backup Package: <b>No</b> Backup Info: Possession: <b>Tenant's Rights</b> Sale Terms: <b>Conventional</b>
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Agent Remarks: <b>Woods have been split off and sold to surrounding land owners.</b>		
Internet Listing: <b>Yes</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2.5% LESS 300.00 (on Net SP)</b> Showing Inst: <b>Drive by, Call L.A. to walk property</b> Owner: <b>OOR</b> Broker: <b>Marquette Properties, Inc (79948)</b> List Agent: <b>Mark Hansen (705882)</b> Co-lister:	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>No</b> Addl. Sales Info.: <b>None</b> Cont. to Show?: Ph #: Ph #: <b>(815) 941-0207</b> Ph #: <b>(815) 791-6344</b> Ph #:	Addr on Internet?: <b>Yes</b> Lock Box: <b>None</b> Special Comp Info: <b>None</b> Agent Notices: Expiration Date: <b>03/31/2018</b> Agent Owned/Interest: <b>No</b> Team: Email: <b>mark.marquetteprop@gmail.com</b> More Agent Contact Info: <b>Tax bill is for 66 acres not 35</b>

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MLS #: 09789966

Prepared By: Mark Hansen | Marquette Properties, Inc | Cell: (815) 791-6344 | 10/31/2017 10:23 AM