



Land
 Status: **ACTV**
 Area: **447**
 Address: **3579 Bell Rd , Minooka, Illinois 60447**
 Directions: **Rt 52 to O'Brien Rd. South 1 mile to Bell Rd. East 1/4 mile on North side of Rd. 3579 Bell Rd. Minooka**

MLS #: **09776051**
 List Date: **10/12/2017**
 List Dt Rec: **10/12/2017**

Sold by:
 Closed:
 Off Market:
 Dimensions: **665X1330X665X1330**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

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

List Price: **\$188,000**
 Orig List Price: **\$188,000**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **23**
 Concessions:
 Contingency:
 County: **Kendall**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **20 acres of flat and level farm ground. Zoned agriculture. Farm storage buildings - Pole Barns allowed but no residential building permit. Low taxes, Good rental income. Tree farm or Landscape company. Split from a larger parcel. Corn not harvested yet.**

School Data

Elementary: **(201)**
 Junior High: **(201)**
 High School: **(111)**
 Other:

Assessments

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

Tax

Amount: **\$320**
 PIN: **0921100002**
 Mult PINs:
 Tax Year: **2016**
 Tax Exmps: **None**

Miscellaneous

Waterfront: **No**
 Acreage: **20.36**
 Appx Land SF: **886881**
 Front Footage: **665**
 # Lots Avail:
 Farm: **Yes**
 Bldgs on Land?: **No**

Zoning Type: **Agriculture**
 Actual Zoning:

Lot Size: **10.0-24.99 Acres**

Lot Desc:
 Land Desc: **Horses Allowed, Level, Tillable**
 Land Amenities:
 Farms Type: **Grain**
 Bldg Improvements:
 Current Use: **Agricultural/Land Only**
 Potential Use: **Agricultural/W Bldg**
 Location:
 Known Liens:
 Seller Needs:
 Seller Will:

Ownership Type:
 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:
 Construction:
 Exterior:
 Air Cond:
 Heating:
 Utilities to Site: **Electric to Site**
 General Info: **None**
 Backup Package: **No**
 Backup Info:
 Possession: **Closing, Harvest Rights**
 Sale Terms:

Agent Remarks: **Leased to a local farmer who would like to continue farming but open tenancy for 2018.**

Internet Listing: Yes

VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **2% (on Net SP)**
 Showing Inst: **Drive by, Call LA to walk property. Corn is not harvested yet.**

Remarks on Internet?: Yes

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

Addr on Internet?: Yes

Lock Box:
 Special Comp Info: **None**
 Agent Notices:
 Expiration Date: **11/15/2017**

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: **Split from larger parcel**

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MLS #: 09776051

Prepared By: Mark Hansen | Marquette Properties, Inc | Cell: (815) 791-6344 | 11/03/2017 01:38 PM