



MARQUETTE PROPERTIES, INC.

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FOR SALE

Land – Minooka, IL

Acres: 176 +/- ac

Location: McEvelly Rd & Bell Rd Frontage

Price: \$22,500 per acre

Taxes: \$7,889.52

Comments: 176 acres located in the heart of Minooka. Includes tillable land, gorgeous timber & two existing farmhouses, garage & barn. Well kept site and potential for residential & commercial development.



519 Franklin St. Suite 102
Morris, IL 60450
www.MARQUETTEPROPERTIES.com



Land
 Status: **NEW**
 Area: **447**
 Address: **8710 McEvelly Rd , Minooka, IL 60447**
 Directions: **I-80 south on Ridge, East on McEvelly**
 Sold by:
 Closed:
 Off Market:
 Ownership: **Fee Simple**
 Corp Limits: **Minooka**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: **38 - Minimal Mobility. ?**

MLS #: **10419748**
 List Date: **06/17/2019**
 List Dt Rec: **06/17/2019**
 Dimensions: **2170X2562X1310X1329X190X3944**
 Subdivision:
 Township: **Aux Sable**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$3,960,000**
 Orig List Price: **\$3,960,000**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **1**
 Concessions:
 Contingency:
 County: **Grundy**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **176 acres located in the heart of Minooka. Includes tillable land, gorgeous timber & two existing farmhouses, garage & barn. Well kept site and potential for residential & commercial development.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (201) Junior High: (201) High School: (111)	Special Assessments: No Special Service Area: No	Amount: \$7,889.52 PIN: 0312200001 Mult PINs: (See Agent Remarks) Tax Year: 2017 Tax Exmps:	Waterfront: No Acreage: 176 Appx Land SF: Front Footage: 2170 # Lots Avail: Farm: Yes Bldgs on Land?: No
	Zoning Type: Actual Zoning:		

Laundry Features: Lot Size: 100+Acres Lot Desc: Land Desc: Land Amenities: Farms Type: Bldg Improvements: Current Use: Agricultural/Land Only Potential Use: Location: Known Liens: Seller Needs: Seller Will:	Ownership Type: Frontage/Access: County Road Driveway: Road Surface: Asphalt Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity: Relist:	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric to Site, Gas to Site General Info: None Backup Package: No Backup Info: Possession: Closing Sale Terms:
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Broker Private Remarks: Multiple Parcels - Tax amount includes: **0312200001/\$7,453.20, 0312400002/\$436.32**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Coop Comp: 2% (on Gross SP) Showing Inst: Drive by or call/text listing agent Owner: OOR Broker: Marquette Properties, Inc (79948) / (815) 941-0207 List Broker: Peter Fleming (702641) / (773) 882-6286 / pfleming52@yahoo.com CoList Broker: Michael Fleming (700103) / (815) 347-5151	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: Variable Broker Notices: Expiration Date: 04/07/2020 Broker Owned/Interest: No More Agent Contact Info:
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Copyright 2019 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
 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: Peter Fleming | Marquette Properties, Inc | 06/17/2019 02:23 PM