



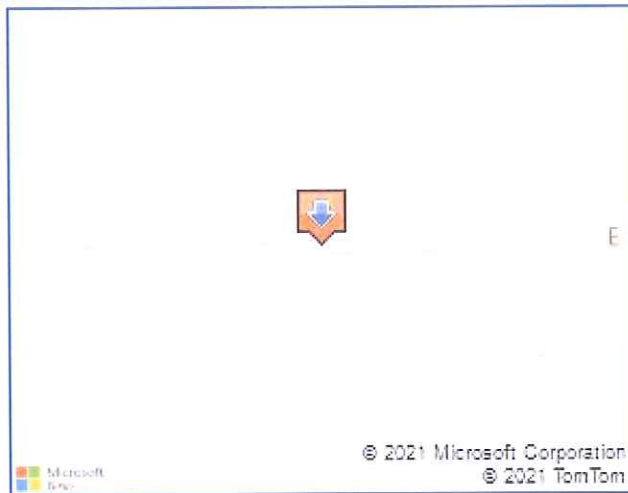
Land
 Status: **NEW**
 Area: **447**
 Address: **4225 Minooka Rd , Minooka, IL 60447**
 Directions: **Minooka Rd. West of Minooka past O'Brien Rd. 1 mile to parcel on the South side of Minooka Rd. 1/4 mile East of Grove Rd. OR Rt 47 North of Morris to Minooka Rd. go East 4 Miles property on Right, just past Grove Rd.**

MLS #: **11202754** List Price: **\$152,000**

List Date: **08/27/2021** Orig List Price: **\$152,000**

List Dt Rec: **08/27/2021** Sold Price:

Closed:	Contract Date:	Rental Price:
Off Market:	Financing:	Rental Unit:
Dimensions: 350X625X350X625		Lst. Mkt. Time: 1
Ownership: Fee Simple	Subdivision:	Concessions:
Corp Limits: Unincorporated	Township: Aux Sable	Contingency:
Coordinates:		County: Grundy
Rooms:	Bathrooms / (full/half):	# Fireplaces:
	Master Bath:	Parking:
Bedrooms:	Bmt Bath: No	Garage Type:
Basement:		# Spaces: 0
Mobility Score: 38 - Minimal Mobility. ?		



Remarks: **Build able 5 acres with ag. zoning. Farm animals and barns or sheds are permitted. Enjoy this large rolling country lot in Minooka school district and Grundy county. Perfect for walkout or English basement. Easy access to Rt. 47, 52 and Rt.80. Parcel being split from a larger parcel.**

School Data

Elementary: **Minooka Community (111)**
 Junior High: **Minooka Community (111)**
 High School: **(201)**

Assessments	Tax	Miscellaneous
Special Assessments: No	Amount: \$500	Waterfront: No
Special Service Area: No	PIN: 0308100007	Acreage: 5
	Mult PINs: No	Appx Land SF: 218000
	Tax Year: 2020	Front Footage: 350
Zoning Type: Agriculture	Tax Exmps:	# Lots Avail: 1
Actual Zoning:		Farm: Yes
		Bldgs on Land?: No

Laundry Features:
 Lot Size: **5.0-5.99 Acres**
 Lot Size Source:
 Pasture Acreage:
 Tillable Acreage:
 Wooded Acreage:
 Lot Desc:
 Land Desc:
 Land Amenities:
 Farms Type:
 Bldg Improvements:
 Current Use: **Agricultural/Land Only**
 Potential Use:
 Location:
 Known Liens:

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:
 Seller Needs:
 Seller Will:

Type of House:
 Style of House:
 Basement Details:
 Construction:
 Exterior:
 Air Cond:
 Heating:
 Utilities to Site: **Electric to Site, Septic System Required, Well-Required**
 General Info: **School Bus Service**
 Backup Package: **No**
 Backup Info:
 Possession: **Closing, Tenant's Rights**
 Sale Terms:
 Addl. Sales Info.: **None**
 Broker Owned/Interest: **No**

Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**

List Broker: **Mark Hansen (705882) / (815) 791-6344 / mark.marquetteprop@gmail.com**

CoList Broker:

More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11202754

Prepared By: Mark Hansen | Marquette Properties, Inc | Cell: (815) 791-6344 | 08/27/2021 04:10 PM