



Land
 Status: **NEW**
 Area: **450**
 Address: **901 E. Rt. 6 Hwy , Morris, IL 60450**
 Directions: **Rt. 6 East of Rt. 47 one mile OR I 80 to Brisbin Rd. exit, South to Rt. 6 West two miles to the South West corner of Rt. 6 and Ashley Rd.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **1990 X 1990**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: - ?

MLS #: **11349901**
 List Date: **03/17/2022**
 List Dt Rec: **03/17/2022**
 List Price: **\$970,000**
 Orig List Price: **\$970,000**
 Sold Price:
 Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **6/6**
 Concessions:
 Contingency:
 County: **Grundy**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

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

Remarks: **Only 10,500 per acre on this 92.50 acres at the S.W. corner of Rt. 6 and Ashley Rd. City of Morris Water and Sewer located on the property. It's half way between the new Brisbin Rd. and Rt. 47 Interchange off of Interstate 80, planned for Industrial Development. Currently being farmed by the owners. Owner is willing to lease back.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (60C) Junior High: (60C) High School: (101)	Special Assessments: No Special Service Area: No	Amount: \$2,144.60 PIN: 0227400011 Mult PINs: (See Agent Remarks) Tax Year: 2020 Tax Exmps:	Waterfront: No Acreage: 92.52 Appx Land SF: 4030170 Front Footage: 1990 # Lots Avail: 1 Farm: Yes Bldgs on Land?: No
	Zoning Type: Agriculture Actual Zoning:		

Laundry Features: Lot Size: 25.0-99.99 Acres Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Corner Land Desc: Irregular Land Amenities: Farms Type: Grain Bldg Improvements: Current Use: Agricultural/Land Only Potential Use: Industrial/Mfg Location: Commercial Business Park Known Liens:	Ownership Type: Land Trust Frontage/Access: Public Road, US Highway 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: None Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site General Info: Flood Zone (Partial) Backup Package: No Backup Info: Possession: Closing Sale Terms:
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Broker Private Remarks: **Priced to sell !!** Multiple Parcels - Tax amount includes: **0227400011/\$1,944.58, 0234200012/\$200.02**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Coop Comp: 2% (on Net SP) Showing Inst: Drive by and call to walk property Owner: OOR Broker: Marquette Properties, Inc (79948) / (815) 941-0207 List Broker: Mark Hansen (705882) / (815) 791-6344 / mark.marquetteprop@gmail.com CoList Broker:	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 Broker Notices: Expiration Date: 03/16/2023 Broker Owned/Interest: No 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 #: 11349901

Prepared By: Mark Hansen | Marquette Properties, Inc | Cell: (815) 791-6344 | 03/22/2022 11:59 AM