



**Land**  
 Status: **NEW**  
 Area: **450**  
 Address: **620B E Southmor Rd Lot B, Morris, IL 60450**  
 Directions: **Rt. 47 South of Morris 2 miles after the river bridge to Southmor rd. Turn Left or East, Go 1 mile to property on the left or North side of Southmor rd. Look for new gravel entrance. Call or text Listing Agent to walk property.**

Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **640X380X640X380**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: - **?**

MLS #: **11391662**  
 List Date: **05/02/2022**  
 List Dt Rec: **05/02/2022**

List Price: **\$159,000**  
 Orig List Price: **\$159,000**  
 Sold Price:

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

Rental Price:  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **5/5**  
 Concessions:  
 Contingency:  
 County: **Grundy**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Parcel B 5.5 acres MOL of flat to gently rolling land. Zoned Ag Residential so farm animals and out buildings are allowed. Build your home on this estate sized parcel near town yet right at the edge of farm country. Parcels are back off the road far enough for privacy. 5 total lots for sale with an easement for a shared private road. Electric to site and natural gas at the road. Well and septic needed.**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: <b>Morris Grade (54)</b> Junior High: <b>Morris Grade (54)</b> High School: <b>Morris Community (101)</b>	Special Assessments: <b>No</b> Special Service Area: <b>No</b>	Amount: <b>\$462.10</b> PIN: <b>0515251003</b> Mult PINs: <b>(See Agent Remarks)</b> Tax Year: <b>2020</b> Tax Exmps:	Waterfront: <b>No</b> Acreage: <b>5.5</b> Appx Land SF: <b>240000</b> Front Footage: <b>640</b> # Lots Avail: <b>5</b> Farm: <b>Yes</b> Bldgs on Land?: <b>No</b>
	Zoning Type: <b>Single Family</b> Actual Zoning: <b>AR</b>		

Laundry Features: Lot Size: <b>5.0-5.99 Acres</b> Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: Land Amenities: Farms Type: <b>Grain, Horses, Nursery</b> Bldg Improvements: Current Use: <b>Agricultural/Land Only, Land Only</b> Potential Use: <b>Agricultural/W Bldg, Estate, Residential-Estate, Horses, Livestock, Residential, Tenant Farming</b> Location: <b>Cul De Sac</b> Known Liens:	Ownership Type: Frontage/Access: <b>Public Road</b> Driveway: <b>Gravel</b> Road Surface: <b>Asphalt</b> 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: <b>Electric to Site, Gas Nearby, Septic System Required, Well-Required</b> General Info: <b>School Bus Service</b> Backup Package: <b>Yes</b> Backup Info: Possession: <b>Closing, Tenant's Rights</b> Sale Terms:
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Broker Private Remarks: **Being split from a larger parcel. Taxes reflect 31.64 acres. Acres on listing are estimated. Survey will show exact parcel size. Address is approximate, the county will issue the correct address when a building permit is applied for.** Multiple Parcels - Tax amount includes: **0515251003/\$231.05, 0515251004/\$231.05**

Internet Listing: <b>Yes</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2.5% (on Net SP)</b> Showing Inst: <b>Drive by, Call or Text listing agent to walk property. 815 791 6344 Mark</b> Owner: <b>OOR</b> Broker: <b>Marquette Properties, Inc (79948) / (815) 941-0207</b> List Broker: <b>Mark Hansen (705882) / (815) 791-6344 / mark.marquetteprop@gmail.com</b> CoList Broker:	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?:	Addr on Internet?: <b>Yes</b> Lock Box: Special Comp Info: <b>Variable</b> Broker Notices: Expiration Date: <b>02/28/2023</b> Broker Owned/Interest: <b>No</b> 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 #: 11391662

Prepared By: Mark Hansen | Marquette Properties, Inc | Cell: (815) 791-6344 | 05/06/2022 12:35 PM