

1170 W Goodfarm Rd, Dwight, IL 60420

\$170,000



NEW		4 Beds	1.1 Baths	1750 SqFt	Built 1960
Detached Single			Orig. List Price:		\$170,000
MLS #:		12784938		List Date:	10/14/2026
Subdivision:			Listing Market Time:		2
Ownership:		Fee Simple		Total Market Time:	2
Type Detached:		2 Stories		County:	Grundy
Basement:		Full		Township:	Goodfarm
# Rooms:		6		Ext Bldg Type:	Vinyl Siding
Parking:		Garage, Exterior Space(s)		Assess/Assoc Fee:	
# Spaces:		Gar: 2 Ext: 6		Frequency:	Not Applicable
Also Listed For Rent:		N		Total Taxes:	\$703.08

Handyman special. 4 bedroom, 1.5 bath home in the country on 2 acres with numerous trees. Main floor has 9 foot ceilings. 2 car detached garage with new siding, soffit, fascia and roof. House has a new roof, new gutters and downspouts, square D breaker panel, full lookout dry basement with 1/2 bath. The home is well built and solid but needs remodeling. Property comes with a well and septic, but unsure of the condition. They were working two years ago. Being sold AS IS. The house has been vacant for two years. PROPERTY TAXES REFLECT THAT. Broker Owned.

General

Area:	4503	Waterfront:	No
City, State, Zip:	Dwight, IL 60420	Water Body Name:	
Grid #:		Zoning Type:	
Corporate Limits:	Unincorporated	Style of House:	Bungalow
Coordinates:	N: S: E: W:	New/Proposed Construction Options:	
Subdivision:		Exposure:	
Model:		Area Amenities:	
Approx Year Built:	1960	Disability Access and/or Equipped:	No
Built Before 1978:	Yes	Disability Access/Equipment Details:	
Age:	61-70 Years	Vacant (Y/N):	Yes
General Information:	School Bus Service	Rural (Y/N):	Yes
Lease Expiration Date:		Relist (Y/N):	
Estimated Occupancy Date:		Zero Lot Line (Y/N):	
Existing Basement/Foundation:		Habitable Residence YN:	No
Directions:	Rt 47 south of Mazon to GoodFarm rd. turn right or West 1.25 miles to house on the right or North side of the road.		
		Flood Zone:	

School Data

Elementary Sch Dist:	Dwight Common School Dist 232	2nd/Alternate Jr Hi/Mid School:	
Elementary School:	Dwight Common School	High Sch Dist:	Dwight Township High School District 230
2nd/Alternate Elem School:		High School:	Dwight Township High School
Jr High/Middle Dist:	Dwight Common School Dist 232	2nd/Alternate High School:	
Jr High/Middle School:	Dwight Common School		

Utilities/Green

Air Conditioning:	Central Air	Green Supporting Documents:	
Water:	Well-Private	Energy/Green Building Rating Source:	
Sewer:	Septic-Private	Green Features:	

Electricity:	
Heat/Fuel:	Propane
HERS Index Score:	

Equipment:

Exterior Features

Lot Dimensions:	274x318
Acreage:	2
Exterior Building Type:	Vinyl Siding
Lot Size:	2.0-2.99 Acres
Lot Size Source:	
Lot Description:	
Roof Type:	
Foundation:	
Exterior Property Features:	
Garage Ownership:	
Deeded Garage Cost:	
Garage Fee/Lease \$:	
Other Structures:	

Garage On-Site:	Yes
Garage Type:	Detached
# Garage Spaces:	2
Garage Details:	
Parking Ownership:	
Deeded Parking Cost:	
Parking Fee/Lease \$:	
Parking On-Site:	Yes
# Parking Spaces:	6
Parking Details:	Driveway
Driveway:	Gravel

Interior Features

Interior Property Features:	9' Ceiling, 9' Ceilings
Master Bedroom Bath:	None
Bath Amenities:	
Basement Description:	Unfinished, Bathroom Rough-In, Lookout
Basement Bathrooms (Y/N):	Yes
Appliances:	
Kitchen:	
Dining:	
Door Features:	
Window Features:	

Laundry Features:	
Fireplace Location:	
Fireplace Details:	
Attic:	
Square Feet:	1750
Main + Upper Sq Ft:	1750
Square Feet Source:	Survey
Square Footage Comments:	
**Level Square Footage Details:	Upper Sq Ft: 600, Main Sq Ft: 1150, Above Grade Total Sq Ft: 1750, Total Basement Sq Ft: 1150, Aprox. Total Finished Sq Ft: 1750, Total Finished/Unfinished Sq Ft: 2900

Room Details

Living Room:	(16X22) Main Level
Kitchen:	(11X15) Main Level
Laundry:	(12X12) Basement
2nd Bedroom:	(12X13) Main Level
4th Bedroom:	(10X11) 2nd Level

Family Room:	Not Applicable
Dining Room:	Not Applicable
Master Bedroom:	(12X17) Main Level
3rd Bedroom:	(11X14) 2nd Level
Additional Rooms:	No additional rooms

Tax & Assessments

PIN:	1117400008
Multiple Pin Numbers:	
Tax Year:	2025
Taxes:	\$703.08
Tax Exemptions:	
Special Assessments:	No
Special Service Area:	No
Special Service Area Fee:	

Assessment/Association Dues \$:	
Frequency:	Not Applicable
Master Association Fee:	
Master Association Fee(\$):	
Master Association Fee Frequency:	Not Required
Assessment Includes:	None
Bldg. Assess. SF:	

Listing Info

Is Property Also Listed for Rent?:	N	Off Market Date:	
Orig. List Price:	\$170,000	Contingency:	
List Price:	\$170,000	Financing:	
List Date:	10/14/2026	Concessions:	
List Date Rcvd:	10/14/2026	Sales Terms:	
List Mkt Time:	2	Possession:	Closing
Closed Date:		Additional Sales Info:	None
Contract Date:		Broker Owned/Interested:	Yes

Office/Sales

Broker to Broker Remarks: Broker own , being sold AS IS
Multiple Parcels - Tax amount includes:

Broker:	Marquette Properties, Inc (79948) / (815) 941-0207 (tel:(815) 941-0207)	Expiration Date:	04/14/2027
List Broker:	Mark Hansen (705882) / (815) 791-6344 (tel:(815) 791-6344) / mark.marquetteprop@gmail.com (mailto:mark.marquetteprop@gmail.com)	Mgmnt. Co:	
CoList Broker:	/ (tel:) /	Contact Name:	
More Agent Contact Info:		Phone:	(tel:)
Listing Type:	Exclusive Right to Sell	Owner:	Mark Hansen
Adtl. Sales Info.:	None	Ph #:	815-791-6344 (tel:815-791-6344)
Cont. to Show?:		Does your seller agree to their listing being displayed on Virtual Office Websites?:	Yes
Showing Instructions:	Call or text listening agent for showings. 815-791-6344 broker owned	Does your seller agree to listing remarks being displayed online?:	No
Display of 3rd Party Advert. on Listing Detail Page:	No	Does your seller agree to their listing address being displayed online?:	Yes
Does your seller agree to allow automated valuation models for their listing on Virtual Office Websites?:	No	Broker Notices:	
Does your seller agree to allow comments on their listing on Virtual Office Websites?:	No	Holds Earnest Money:	No
Does your seller agree to allow display of price history on IDX?:	No	Lock Box:	Metal Push Button
Does your seller agree to allow display of market time on IDX?:	Yes	Lock Box Location:	Side
Auto Val/AVM on IDX YN:	No	Auct. Avail. Show:	
Does your seller agree to their listing remarks being displayed on Virtual Office Websites?:	No		
Does your seller agree to allow their listing address being displayed on Virtual Office Websites?:	Yes		
Does your seller agree to their listing being displayed online?:	Yes		
Does your seller agree to listing comments being displayed on public consumer sites?:	No		

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Prepared By: Peter Fleming | Marquette Properties, Inc | 10/15/2026 10:13 AM