



**Land**  
 Status: **ACTV**  
 Area: **541**  
 Address: **15220 County Line Rd , Newark, IL 60541**  
 Directions: **Highway 71 South West of Newark to County Line Rd. Go Left or South 2.75 miles on the East side of County Line Rd. just past Fern Dell Rd. Address is made up, the county will issue the correct address when a building permit is issued. Build-able parcel.**

MLS #: **11744320**  
 List Date: **03/24/2023**  
 List Dt Rec: **03/24/2023**  
 List Price: **\$170,000**  
 Orig List Price: **\$170,000**  
 Sold Price:

Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **315 X 630 X 315 X 700**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: - ?

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

Rental Price:  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **152/373**  
 Concessions:  
 Contingency:  
 County: **Kendall**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Build your home and sheds on this 5 Acre MOL parcel zoned Agricultural. Small creek running thru the back of the property. NO FLOOD PLAIN! See the tree line to the East. Farm animals are permitted. Close to town but far enough out to get away. RESIDENTIAL BUILDING PERMIT IS AVAILABLE. This parcel is 5 acres MOL. ADDITIONAL ACRES POSSIBLE. Call Listing agent for more information. No county inspections required for agricultural related structures built on this property.**

**School Data**

Elementary: **(66)**  
 Junior High: **(66)**  
 High School: **Newark Community (18)**

**Assessments**

Special Assessments: **No**  
 Special Service Area: **No**

**Tax**

Amount: **\$175**  
 PIN: **0718300022**  
 Mult PINs: **No**  
 Tax Year: **2021**  
 Tax Exmps:

**Miscellaneous**

Waterfront: **Yes**  
 Acreage: **5**  
 Appx Land SF:  
 Front Footage: **310**  
 # Lots Avail:  
 Farm: **No**  
 Bldgs on Land?: **No**

Zoning Type:  
 Actual Zoning:

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, Row Crops**  
 Potential Use: **Agricultural/W Bldg, Recreational, Residential-Estate, Residential-Single Family, Horses, Livestock, Residential**  
 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**  
 General Info: **None**  
 Backup Package: **Yes**  
 Backup Info:  
 Possession: **Closing**  
 Sale Terms:

Broker Private Remarks: **No Flood plain. Zoned agricultural, No county inspections required for building. Taxes are estimated, being split from a larger parcel.**

Internet Listing: **Yes**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Buyer Ag. Comp.: **2.5 % LESS 300.00 (Net Sale Price) ?**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **No**  
 Addl. Sales Info.: **None**

Addr on Internet?: **Yes**  
 Lock Box: **None**  
 Special Comp Info: **Variable**  
 Broker Notices:

Showing Inst: **Drive by, Call or Text listing agent to walk property. 815 791 6344**

Cont. to Show?:

Expiration Date: **03/22/2024**

Owner: **00R** Ph #:   
 Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**

Broker Owned/Interest: **No**

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

More Agent Contact Info:

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