



Land

Status: **NEW** MLS #: **11343606** List Price: **\$259,000**
 Area: **4503** List Date: **03/10/2022** Orig List Price: **\$259,000**
 Address: **9740 Kodat Rd , Dwight, IL 60420** List Dt Rec: **03/10/2022** Sold Price:
 Directions: **Rt. 47 South of Mazon 6 miles to Goodfarm Rd. Turn Right or West 3.5 miles to Kodat Rd. Turn Left or South 3/4 mile to property on Right or West side of Kodat Rd.**

Sold by: Contract Date: Rental Price:
 Closed: Financing: Rental Unit:
 Off Market: Dimensions: **332X2360X332X2360** Mkt. Time (Lst./Tot.): **2/11**
 Ownership: **Fee Simple** Subdivision: Concessions:
 Corp Limits: **Unincorporated** Township: **Goodfarm** Contingency:
 Coordinates: Grid #: **80** County: **Grundy**
 Rooms: Bathrooms / (full/half): # Fireplaces:
 Bedrooms: Master Bath: Parking:
 Basement: Bmt Bath: Garage Type:
 Mobility Score: - **?** # Spaces: **0**

Remarks: **18 Beautiful acres with 6.5 acres of farm ground and 11.5 acres of mature woods and West Mazon river frontage. If you are looking for a quiet area in Southern Grundy county to build your home, this one has it all. Zoned agricultural, so all farm animals and out buildings are allowed. Abundant wildlife including Deer, Turkey, Squirrels, Rabbits, and many others. Electric at the road. Private Well and Septic needed. The current farmer/tenant is willing to continue to rent the tillable land if the new owner wishes. Tenant has farming rights for 2022. This parcel will include a residential building allocation. Call or text the listing agent to tour this properties. Subject Property is the North Parcel on attached GIS Map.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (232) Junior High: (232) High School: (230)	Special Assessments: No Special Service Area: No	Amount: \$275 PIN: 1119300021 Mult PINs: Tax Year: 2020 Tax Exmps:	Waterfront: Yes Acreage: 18 Appx Land SF: 784000 Front Footage: 332 # Lots Avail: Farm: Yes Bldgs on Land?: No
	Zoning Type: Agriculture Actual Zoning:		

Laundry Features: Lot Size: 10.0-24.99 Acres Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: River Front, Waterfront Lot Land Desc: Horses Allowed, Level, Stream, Tillable, Wooded Land Amenities: Farms Type: Bldg Improvements: Current Use: Agricultural/Land Only Potential Use: Agricultural/W Bldg, Residential-Estate, Residential-Single Family, Horses, Hunting, Livestock, Residential Location: Known Liens:	Ownership Type: Frontage/Access: County Road Driveway: Road Surface: Gravel 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: School Bus Service Backup Package: No Backup Info: Possession: Closing, Tenant's Rights Sale Terms:
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Broker Private Remarks: **The 18 acres to the South is under contract.**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Coop Comp: 2% (on Net SP) Showing Inst: Drive by, Call listing agent to walk property. Mark 815 791 6344 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: None Special Comp Info: Variable Broker Notices: Expiration Date: 01/31/2023 Broker Owned/Interest: No More Agent Contact Info:
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