



# MARQUETTE PROPERTIES, INC.

**Peter Fleming**

Office: 815-941-0207

Cell: 773-882-6286

marquetteprop@sbcglobal.net

**Mark Hansen**

Office: 815-941-0207

Cell: 815-791-6344

mark.marquetteprop@gmail.com

## FOR SALE

### Buildable Land – Coal City, IL

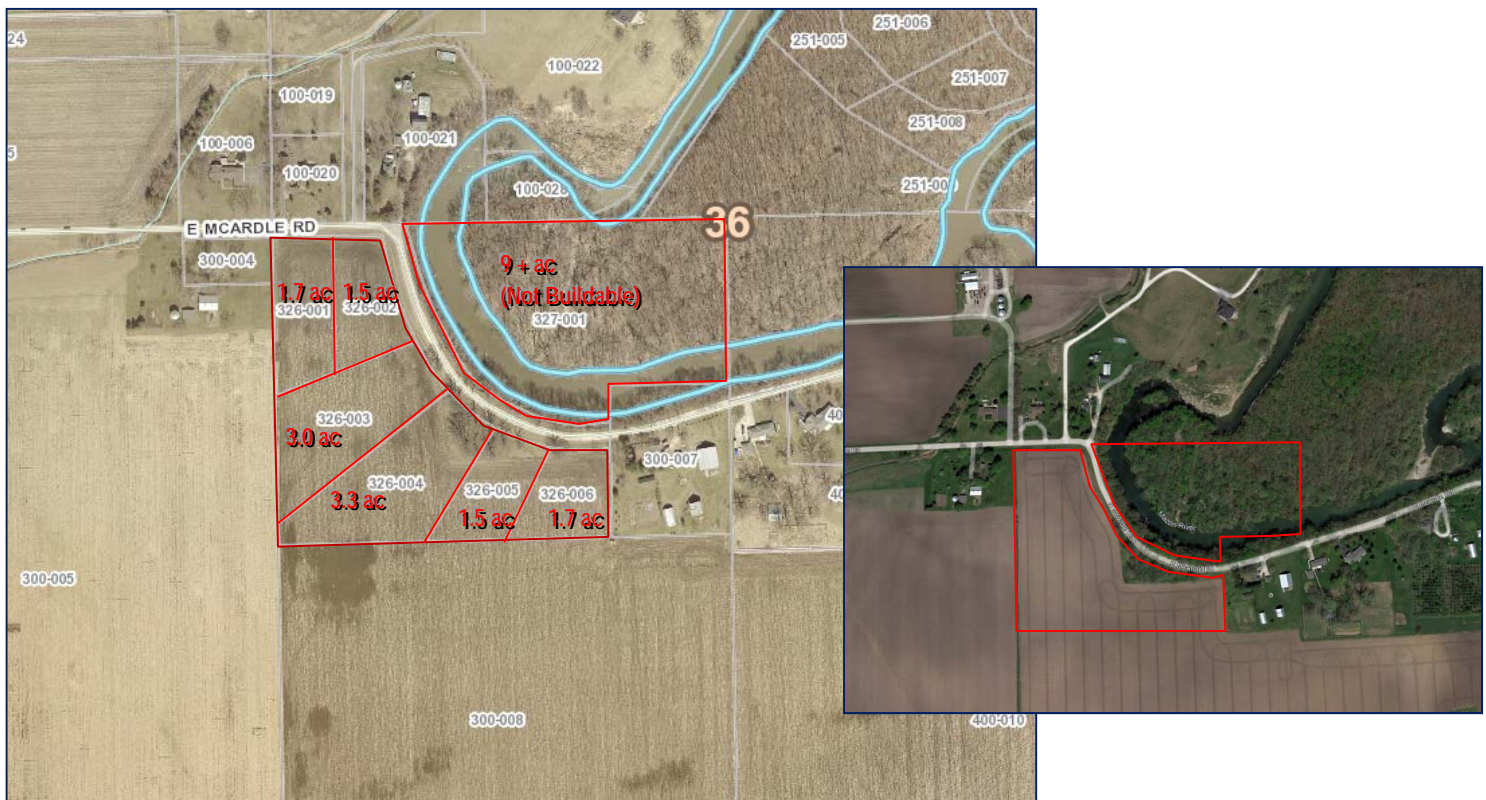
**Size:** 22+/- acres of buildable lots (Includes 9+/- acres of Timber along the Mazon Creek)

**Location:** McArdle Rd. Coal City

**Price:** \$635,000 (entire 22+/- acres)

**Taxes:** \$389.62 (2022)

**Comments:** Zoned Ag Residential. Outbuildings and farm animals allowed. No Flood plain on the 6 buildable parcels. Property being sold as one piece. Great investment opportunity!



7695 Ashley Rd.

Morris, IL 60450

[www.MARQUETTEPROPERTIES.com](http://www.MARQUETTEPROPERTIES.com)