



Land
 Status: **ACTV**
 Area: **1313**
 Address: **14202 E 3000 North Rd , Blackstone, IL 61313**
 Directions: **I-55 (S) to IL-17 (W) to IL-170 (S). Turn right onto E 3000 N Rd. The property is located at the SouthEast corner of 3000 N Rd & 1400 E Rd.**

Sold by:
 Closed:
 Off Market:
 Dimensions: **805 X 420 X 518 X 901 X 1323 X 1323**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: -

MLS #: **11811377** List Price: **\$314,125**
 List Date: **06/19/2023** Orig List Price: **\$314,125**
 List Dt Rec: **06/19/2023** Sold Price:
 Contract Date:
 Financing:
 Subdivision:
 Township: **Sunbury**
 Bathrooms /
 (full/half):
 Master Bath:
 Bmt Bath: **No**

Rental Price: **\$4,950**
 Rental Unit: **Annual**
 Mkt. Time (Lst./Tot.): **185/185**
 Concessions:
 Contingency:
 County: **Livingston**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **35.18 acre parcel with about 32 acres tillable is located at the Southeast corner of 3000 N Rd and 1400 E Rd in Blackstone IL and is currently cash rented. Zoned Agricultural. NO FLOOD PLAIN! Electric at the road. Current owners have owned this ground for over 22 years and it has been in production every year {corn, wheat, soybeans, alfalfa, and some grass hay}. Currently being farmed; tenant has right to harvest. Abundant wildlife including: deer, rabbit, dove, and occasionally pheasant, quail, geese, and ducks. \$8,975/acre.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Dwight Common (232)	Special Assessments: No	Amount: \$602.92	Waterfront: No
Junior High: Dwight Common (232)	Special Service Area: No	PIN: 03032110000600	Acreage: 35.18
High School: Dwight Township (230)		Mult PINs: No	Appx Land SF: 1532440
		Tax Year: 2022	Front Footage: 805
	Zoning Type: Agriculture	Tax Exmps:	# Lots Avail: 1
	Actual Zoning:		Farm: Yes
			Bldgs on Land?: No

Laundry Features: 	Ownership Type:	Type of House:
Lot Size: 25.0-99.99 Acres	Frontage/Access: County Road	Style of House:
Lot Size Source: Survey	Driveway:	Basement Details:
Pasture Acreage:	Road Surface: Chip And Seal	Construction:
Tillable Acreage:	Rail Availability: None	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc: Tillable	Min Req/SF (2):	Utilities to Site: Electric Nearby
Land Amenities:	Other Min Req SF:	General Info: None
Farms Type:	Lease Type:	Backup Package: No
Bldg Improvements:	Loans:	Backup Info: Existing Survey
Current Use: Agricultural/Land Only	Equity:	Possession: Closing, Harvest Rights
Potential Use: Agricultural/Land Only, Agricultural/W Bldg	Relist: 	Sale Terms: Conventional, FHA, VA, Cash Only, Other
Location: Corner	Seller Needs:	
Known Liens:	Seller Will:	

Broker Private Remarks: **Please email Offers & Pre-approval/Proof of Funds to ricardo.marquetteprop@gmail.com & mark.marquetteprop@gmail.com - Listing office does not hold Earnest Money.**

Internet Listing: Yes	Remarks on Internet?: No	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None (Located at None)
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Special Comp Info: None
Buyer Ag. Comp.: 1.75% (% of Gross Sale Price)	Addl. Sales Info.: None	Broker Notices:
Showing Inst: Drive by; call/text Owner of Record	Cont. to Show?:	Expiration Date: 01/19/2024
Owner:	Ph #:	Broker Owned/Interest: No
Broker: Marquette Properties, Inc (79948) / (815) 941-0207		
List Broker: Ricardo Del Toro (706443) / (815) 909-6406 / ricardo.marquetteprop@gmail.com		
CoList Broker: Mark Hansen (705882) / (815) 791-6344		More Agent Contact Info: mark.marquetteprop@gmail.com

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11811377

Prepared By: Ricardo Del Toro | Marquette Properties, Inc | 12/20/2023 10:24 AM