



Land

Status: **NEW** MLS #: **12023000** List Date: **04/07/2024** List Price: **\$225,000**
 Area: **4503** Orig List Price: **\$225,000** Sold Price:
 Address: **9660 Kodat Rd , Dwight, IL 60420** List Dt Rec: **04/07/2024**
 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:
 Closed:
 Off Market:
 Dimensions: **332X2360X332X2360**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: - **?**

Contract Date:
 Financing:
 Subdivision:
 Township: **Goodfarm**
 Grid #: **80**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath: **No**

Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **1/1**
 Concessions:
 Contingency:
 County: **Grundy**
 # Fireplaces:
 Parking:
 Garage Type:
 # 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 including Barndominiums 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 2024. This parcel will include a residential building allocation. Call or text the listing agent to tour this properties. There is a small area of flood plain in the back near the river but none up front.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (232) Junior High: (232) High School: (230)	Special Assessments: No Special Service Area: No	Amount: \$263.34 PIN: 1119300021 Mult PINs: Tax Year: 2022 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:
---	---	---

Broker Private Remarks:
Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Buyer Ag. Comp.: 2% (Net Sale Price) ? 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:

Copyright 2024 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.