



MARQUETTE PROPERTIES, INC.

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FOR SALE

Ranch Home – Mazon, IL

Acres: 5.47 ac.

Location: 1685 Mine Rd. Mazon, Il 60444

Reduced Price: \$539,000

Taxes: \$6,595.34 (2022)



Comments: Rural ranch home with acreage, pond, workshops, and pole barn. This 4 bed, 3.5 bath, 2050 sqft ranch home is perfect for those seeking a quiet setting yet within a reasonable drive to the west, southwest, or southern suburbs and only 1.5 hours drive to downtown Chicago. Situated on 5.47 acres, the immaculately maintained grounds provide abundant space to play, entertain, and recreate. The 1 acre pond is stocked with well fed fish for the fishing enthusiast in the family or the nature lover who just wishes to enjoy the wildlife it attracts. The home itself is very well built with central air conditioning, propane heat and appliances, a fireplace, private well and septic, and full basement. Mazon grade and Seneca high school districts. The 50x80 pole building has a single car garage with 2 heated workshops and concrete floors with drains, water, 220 volt/hi-amp wiring, a large compressor with air piped throughout, and a large attic for additional storage space. It's also tall and wide enough with double sliding doors on one end to drive a semi-tractor trailer or combine into. The building could be used for a trade or business and has been used to store large boats, cars, ATV's, and other items as a source of income if that's desired as well! Zoned Agricultural, Horses and farm animals are welcome. Located on a quiet road in Grundy county.



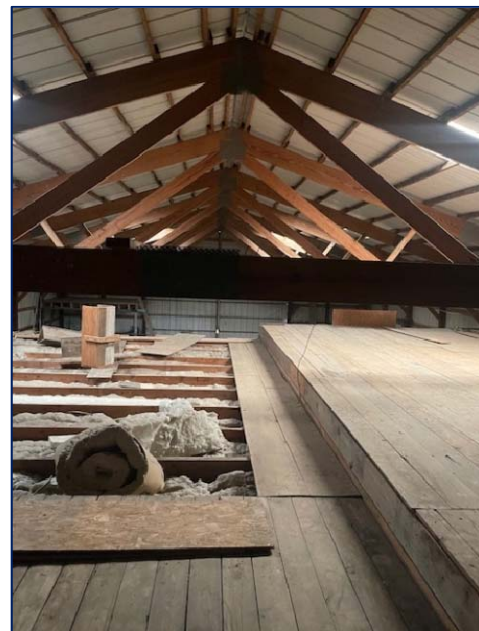
7695 Ashley Rd.

Morris, IL 60450

www.MARQUETTEPROPERTIES.com



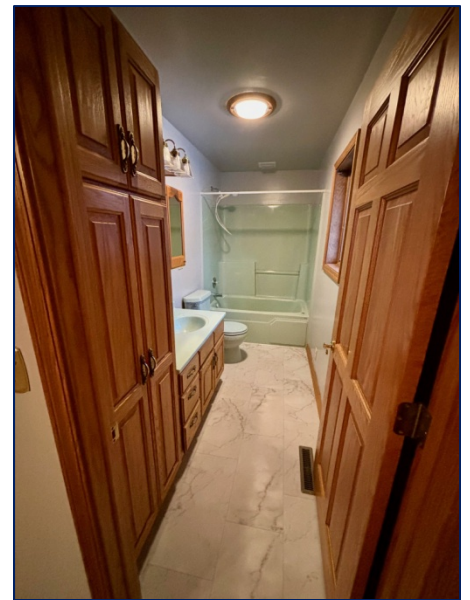
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