



Land
 Status: **ACTV**
 Area: **1021**
 Address: **tbd Bloody Gulch Rd , Dixon, IL 61021**
 Directions: **S Galena East on Bloody Gulch Rd**

MLS #: **09254235**
 List Date: **06/10/2016**
 List Dt Rec: **06/10/2016**

List Price: **\$3,430,000**
 Orig List Price: **\$3,430,000**
 Sold Price:

Rental Price:
 Rental Unit:
 List Mkt Time: **848**
 Concessions:
 Contingency:
 County: **Lee**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Closed:
 Off Market:
 Dimensions: **2058.58X440.68X2904.54X187.29X347.89**
 Ownership: **Fee Simple**
 Corp Limits: **Dixon**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

Contract Date:
 Financing:
 Subdivision:
 Township: **Dixon**
 Bathrooms (full/half): **/**
 Master Bath:
 Bmt Bath: **No**

Remarks: **17.15 Acres \$200,000 per Acre. Zoned B-2. Easy Access to I-88 Dixon on and off ramps. Inside city limits water, sewer and electric nearby. Can divide. Many development possibilities; Hotel, Restaurant, Business Complex, Strip Mall, Store Front**

School Data	Assessments	Tax	Miscellaneous
Elementary: (170)	Special Assessments: No	Amount: \$770.68	Waterfront: No
Junior High: (170)	Special Service Area: No	PIN: 18080940001300 (Map)	Acreage: 17.15
High School: (170)		Mult PINs:	Appx Land SF:
		Tax Year: 2017	Front Footage: 2058.
	Zoning Type: Other	Tax Exmps:	# Lots Avail:
	Actual Zoning: B-2		Farm: Yes
			Bldgs on Land?: No

Lot Size: 25.0-99.99 Acres	Ownership Type:	Type of House:
Lot Desc:	Frontage/Access: City Street	Style of House:
Land Desc: Tillable	Road Surface: Asphalt	Basement Details:
Land Amenities:	Rail Availability:	Construction:
Farms Type:	Tenant Pays:	Exterior:
Bldg Improvements:	Min Req/SF (1):	Air Cond:
Current Use: Agricultural/Land Only	Min Req/SF (2):	Heating:
Potential Use: Agricultural/Land Only, Commercial, Office and Research, Retail, Other	Other Min Req SF:	Utilities to Site: Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Municipal
Location:	Lease Type:	General Info: None
Known Liens:	Loans:	Backup Package: No
Seller Needs:	Equity:	Backup Info:
Seller Will: Will Divide		Possession: Closing
		Sale Terms:
		Add. Sales Info.: None
		Agent Owned/Interest: No

Broker: Crawford Realty, LLC	Ph #: (815) 285-3444	Team:
List Agent: Tim Crawford	Ph #: (815) 535-3444	Email:
Co-lister:	Ph #:	tcrawford@crawfordrealtyonline.com
		More Agent Contact Info:

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