



Land
 Status: **ACTV**
 Area: **1021**
 Address: **tbd Bloody Gulch & Tollway Dr Rd , Dixon, IL 61021**
 Directions: **S Galena East on Bloody Gulch Rd on the South wet corner of Bloody Gulch & Tollway Dr**

MLS #: **09254309**
 List Date: **06/10/2016**
 List Dt Rec: **06/10/2016**

List Price: **\$260,000**
 Orig List Price: **\$260,000**
 Sold Price:

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

Closed:
 Off Market:
 Dimensions: **392.08X138.12X417.09X113.12X35.35**
 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: **1.315 Acres. Zoned B-2. Easy access to I-88 Dixon on and off ramps. Inside city limits, water, sewer, and electric near by. Many development possibilities; Restaurant, Business Complex, Retail, Office Space.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (170) Junior High: (170) High School: (170)	Special Assessments: No Special Service Area: No	Amount: \$0 PIN: 18080930001600 (Map) Mult PINs: Tax Year: 2017 Tax Exmps:	Waterfront: No Acreage: 1.31 Appx Land SF: Front Footage: 392 # Lots Avail: Farm: Yes Bldgs on Land?: No
	Zoning Type: Commercial B-2 Actual Zoning:		

Lot Size: 1.0-1.99 Acres Lot Desc: Land Desc: Land Amenities: Farms Type: Bldg Improvements: Current Use: No Development Status Potential Use: Commercial, Office and Research, Retail Location: Corner, Cul De Sac Known Liens: Seller Needs: Seller Will:	Ownership Type: Frontage/Access: City Street Road Surface: Asphalt Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity:	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Municipal General Info: None Backup Package: No Backup Info: Possession: Closing Sale Terms: Addl. Sales Info.: None Agent Owned/Interest: No
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Broker: Crawford Realty, LLC List Agent: Tim Crawford Co-lister:	Ph #: (815) 285-3444 Ph #: (815) 535-3444 Ph #:	Team: Email: tcrawford@crawfordrealtyonline.com More Agent Contact Info:
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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: Tim Crawford | Crawford Realty, LLC | 10/05/2018 11:55 AM