



Land

Status: **ACTV**
 Area: **1021**
 Address: **tbd II Rt 26 , Dixon, IL 61021**
 Directions: **II Rt 26 on the south west corner just pass the under pass of Interstate 88**

MLS #: **09240124**
 List Date: **05/26/2016**
 List Dt Rec: **05/27/2016**

List Price: **\$243,000**
 Orig List Price: **\$243,000**
 Sold Price:

Closed:
 Off Market:
 Dimensions: **780X110X760X460**
 Ownership: **Fee Simple**
 Corp Limits: **Dixon**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

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

Rental Price:
 Rental Unit:
 List Mkt Time: **863**
 Concessions:
 Contingency:
 County: **Lee**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Just over 5 Acres of vacant land just off the I 88 Dixon Exit. South on Rt 26 under over pass on the west side. Zoned Light Manufacturing. Utilities near by. Call today to take advantage of this amazing off.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (170)	Special Assessments: No	Amount: \$61.90	Waterfront: No
Junior High: (170)	Special Service Area: No	PIN: 18080930001300 (Map)	Acreage: 5.4
High School: (170)		Mult PINs:	Appx Land SF:
		Tax Year: 2017	Front Footage: 780
	Zoning Type: Other	Tax Exmps:	# Lots Avail:
	Actual Zoning: LM		Farm: Yes
			Bldgs on Land?: No

Lot Size: 4.0-4.99 Acres	Ownership Type:	Type of House:
Lot Desc:	Frontage/Access: City Street	Style of House:
Land Desc:	Road Surface: Asphalt	Basement Details:
Land Amenities:	Rail Availability:	Construction:
Farms Type:	Tenant Pays:	Exterior:
Bldg Improvements:	Min Req/SF (1):	Air Cond: None
Current Use: Agricultural/Land Only	Min Req/SF (2):	Heating:
Potential Use:	Other Min Req SF:	Utilities to Site: Electric Nearby, None
Location:	Lease Type:	General Info: None
Known Liens:	Loans:	Backup Package: No
Seller Needs:	Equity:	Backup Info:
Seller Will:		Possession: Closing
		Sale Terms:
		Addl. 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: **tcrawford@crawfordrealtyonline.com**
 Co-lister: Ph #: More Agent Contact Info:

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