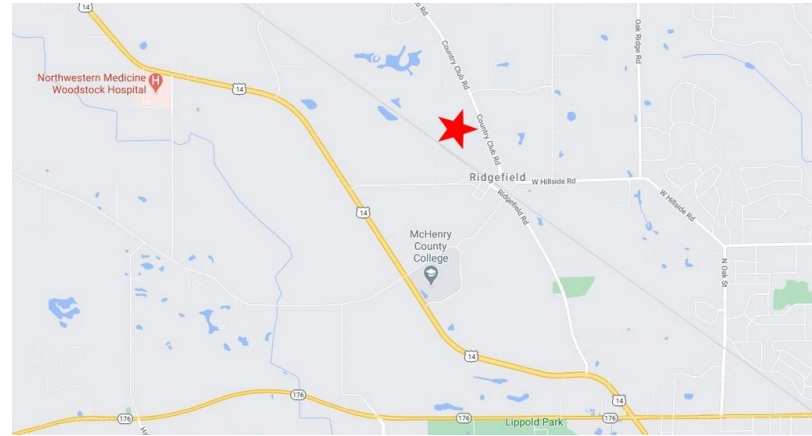


0 Country Club Rd.
Woodstock, IL 60098

For Sale

MLS #11812196

LAND



INDUSTRIAL LAND
± 17.5 ACRES

\$995,000

(\$1.30 PSF)

**LARGE VACANT INDUSTRIAL PARCEL
PRE-APPROVED FOR UNION PACIFIC RAIL SPUR**

Very rare McHenry County large ±17.5 acre industrial lot for sale at just \$1.30 psf. Property is under the jurisdiction of the county, not any municipality. Adjacent to a Union Pacific rail line. A rail spur has been approved for construction.

Specifications

Description:	Industrial Land
Land Size:	17.5 Acres (762,300 SF)
Topography:	Flat
Environmental Status:	TBD
Utilities:	To Site
Sewer/Water:	Septic / Well Required
Frontage Dimensions:	442'
Zoning:	Industrial
Taxes:	\$865.30 (2023)
PIN #:	13-24-300-018

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Senior Broker
Michael Deacon
MichaelD@PremierCommercialRealty.com
O: 847.854.2300 xx28 C: 815.814.6500



PLAT

Part of the northeast corner and part of the east half of the northeast quarter of Section 16, in Township 36 North, Range 7 East of the 1st Principal Meridian being hereunto set aside for the use of the railroad... (Detailed legal description of the land parcel, including references to Section 16, Township 36 North, Range 7 East, and various bearings and distances.)

AREA = 762,472 ± Sq.Ft. 17.504 Acres



SCALE OF 1" = 100' (COUNT OF SQUARES) 1" = 100' (COUNT OF SQUARES)
I hereby state that no fees related to the preparation of this plat have been paid...
Dated at Woodstock, Illinois, this 1st day of August, 2011.
MICHAEL D. DEACON, Surveyor
Page Five of Six Sheets

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