## **FOR SALE**

Industrial

Office Land Business

Commercial

## Vacant Farmland 9.68 Acres

9.68 acres of good farmland in unincorporated Hampshire on Big Timber Road. Currently being farmed and rented for approx. \$500/yr which covers the taxes. This is a good opportunity for a farmer or speculator to grab some land that could be worth more in the future as development gets there. Close to I-90, this will be a nice spot for development. Only \$28,409 /ac.

Visit Premier Commercial Realty website to see more listings.

MLS: 10514099



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$71,071	\$66,542	\$86,459
Population	798	13,323	53,871

PROPERTY SPECIFICATIONS		
Description:	Farmland	
Land Size:	9.68 Acres 421,661 SF	
Possession:	Negotiable	
Topography:	Flat	
Environmental Status:	TBD	
Utilities:	Nearby	
Sewer: N/A	Water: N/A	
Frontage Dimensions:	350' on Big Timber Rd.	
Zoning:	F	
Real Estate Taxes:	\$323.14 (2019)	
Sale Price:	<b>\$275,000</b> (\$28,409/ac)	

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of subagency is being made.



**Directions:** Big Timber Road in between Route 47 and Route 20 **PIN:** 02-18-300-015

June 11, 2020

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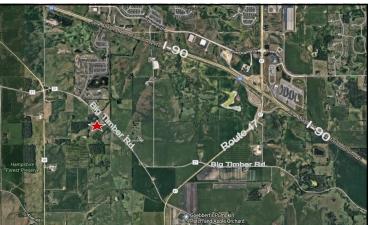
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- •Commercial
- Office
- •Land
- Business

O Big Timber Road Hampshire, IL 60140





## Plat of Survey SCALE 1 -200' OF PROPERTY DESCRIBED AS: THAT PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF BIG TIMBER ROAD WITH THE WEST LINE OF SAID SECTION 14, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 1953.45 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY AT RIGHT ANGLES TO SAID CENTER LINE 1974.48 FEET TO THE WEST LINE OF SAID SECTION 19, THENCE NOTHELEY ADD SAID WEST LINE 428.58 FEET TO A DEPENDMENT OF THE WEST LINE OF SAID SECTION 19, THENCE NOTHELEY ALONG SAID WEST LINE 428.58 FEET TO THE PERPENDICULAR TO THE CENTER LINE OF BIG TIMBER ROAD FROM THE POINT OF BEGINNING, IT HENCE MORTHEASTERLY 1038.17 FEET TO THE POINT OF STATE OF ILLINOIS COUNTY OF KANE SS MARCH 28, 2019

MJM CONSULTING, INC. 40W580 ATCHISON DRIVE HAMPSHIRE, IL 60140-9005