

For Sale | 2.15 to 7.20 Acres Available Exceptional Development Opportunity - Divisible

Lots 11-13, Farm Hill Drive
Huntley, IL 60142

PRICE REDUCED: \$1,595,000
Owner Financing Available



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Property Specs

Lots Available	11, 12 and 13	
County	Kane	
Total Acreage	7.20 (Divisible)	
Lot Sizes	Lot 11 - 2.15 Lot 12 - 2.38 Lot 13 - 2.67	
Zoning	PUD	
Traffic Counts	Route 47	21,200
	Del Webb Blvd	24,900
APN	02-05-277-001 02-05-277-002 02-05-277-003	
Taxes (2023)	\$35,454.02	
Sale Price	\$1,650,000 \$1,595,000	
Highlights	<ul style="list-style-type: none">• Divisible• Potential for residential or commercial development• High Traffic Counts• Adjacent to Del Webb• Utilities to site• 2.3-miles north of I-90• Full 4-way interchange at Route 47 & I-90• 30-minute drive to O'Hare International Airport• 1-hour drive to Downtown Chicago	

[Survey](#)

[Market Overview](#)

[Huntley Website](#)



Demographics

3 Miles

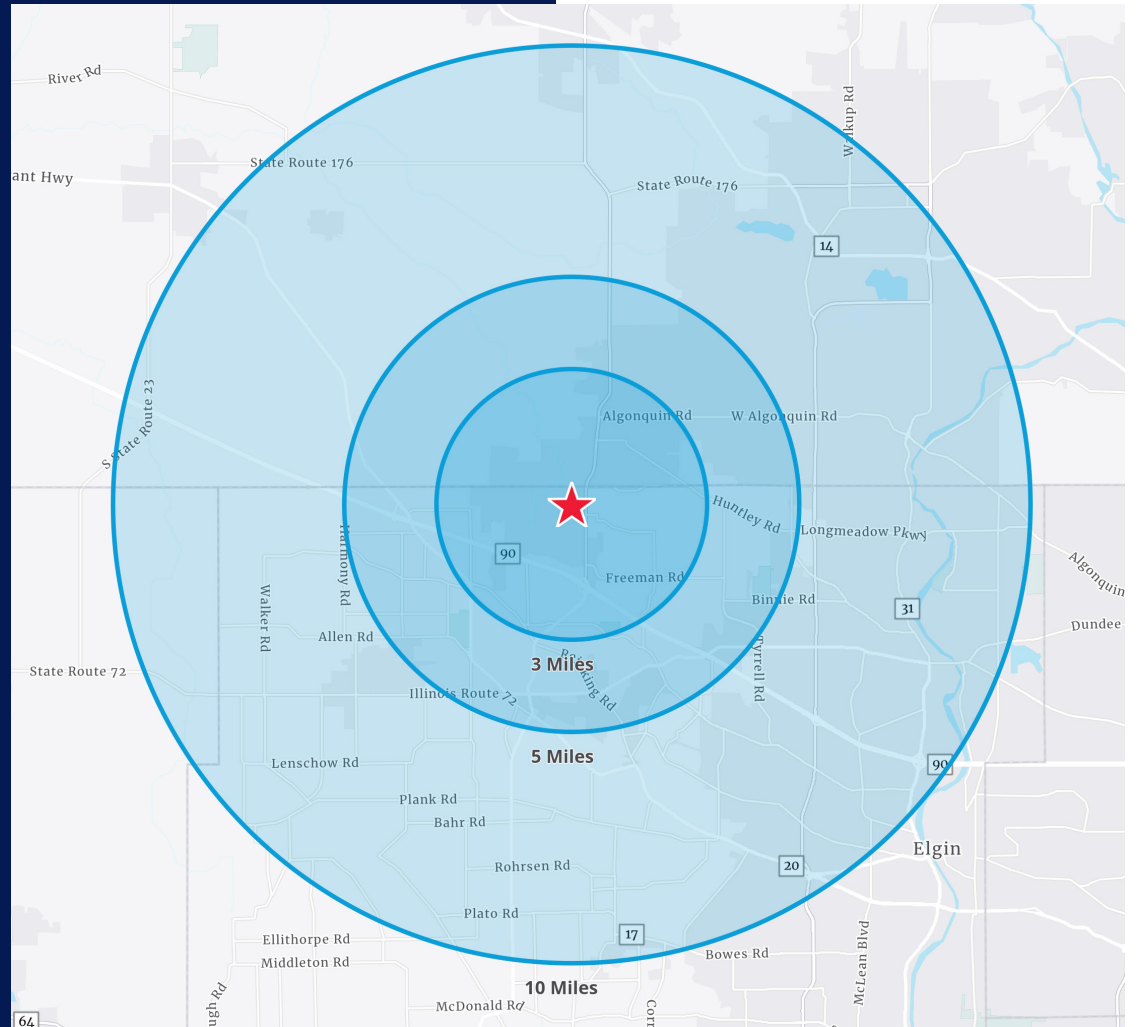
Population	25,468
Median Age	51.8
Avg. Income	\$82,728
Median Home Value	\$340,627

5 Miles

Population	72,310
Median Age	42.2
Avg. Income	\$109,647
Median Home Value	\$344,091

10 Miles

Population	265,300
Median Age	40.4
Avg. Income	\$106,230
Median Home Value	\$327,817



[Click for Details](#)

Official Survey

ALT/NSP'S LAND TITLE SURVEY

LOCAL DISPOSITION

PARCELS 3A, 11, 12, 13, AND 14 IN REGENCY SQUARE SUBDIVISION, UNIT 1, IN HUNTLY TOWNSHIP, BERG, A, IL 60143, ARE PART OF THE THIRD PRINCIPAL MERGON, ACCORDING TO THE PLAT THEREOF RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

PARCEL 2, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

PARCEL 1, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

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PARCEL 3, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

PARCEL 4, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

PARCEL 5, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

PARCEL 6, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

PARCEL 7, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

PARCEL 8, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

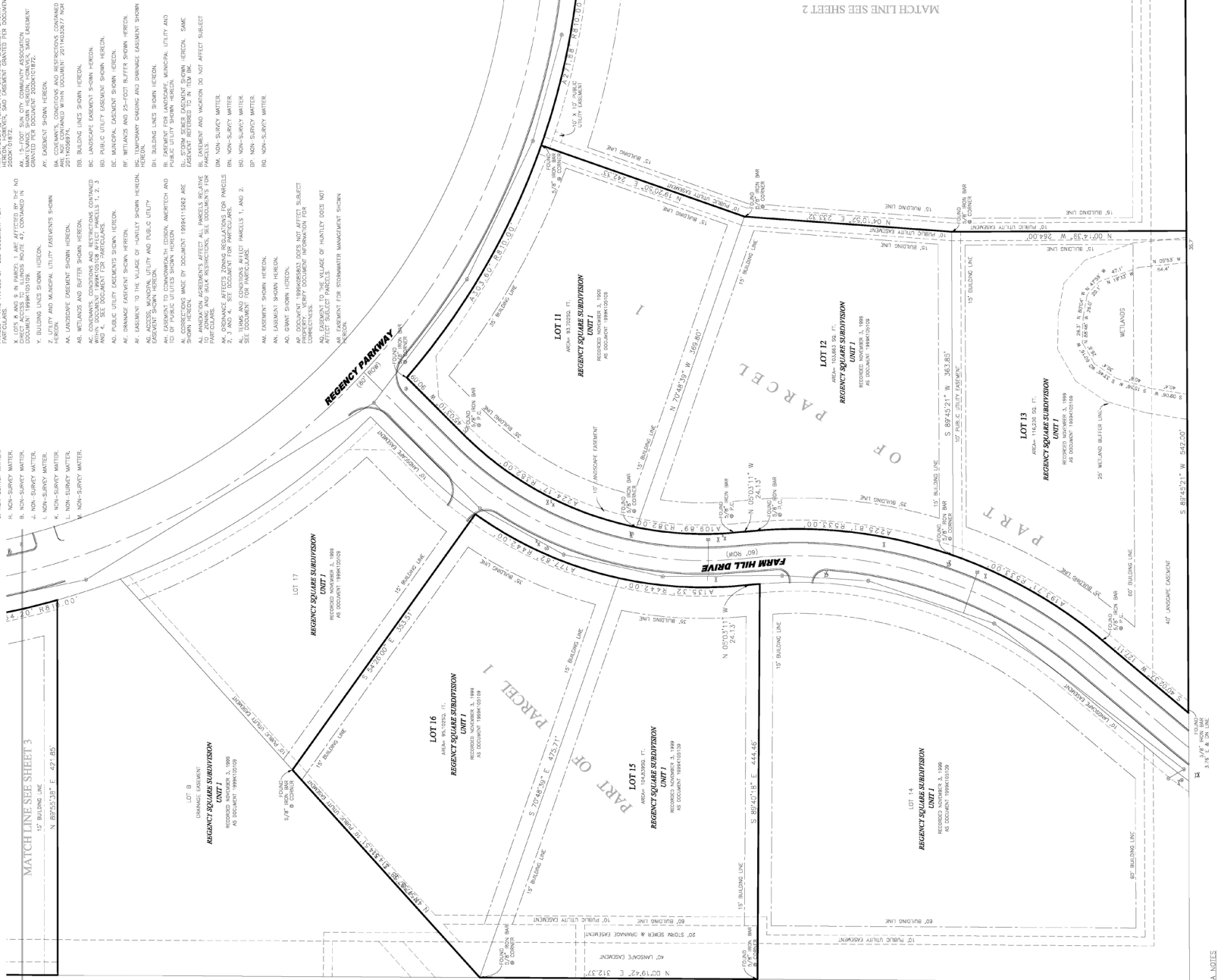
PARCEL 9, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

PARCEL 10, BEING A RESUBDIVISION OF PART OF THE REGENCY SQUARE SUBDIVISION, UNIT 1, HUNTLY TOWNSHIP, BERG, A, IL 60143, AS RECORDED NUMBER 3, 2017 AS DOCUMENT 1999410319 IN KANE COUNTY, ILLINOIS.

SCHEDULE B. — EXCEPTIONS/NOTES CONTINUED

N. NON-SURVEY MATTER.
O. NON-SURVEY MATTER.
P. NON-SURVEY MATTER.
Q. NON-SURVEY MATTER.
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W. NON-SURVEY MATTER.
X. NON-SURVEY MATTER.
Y. NON-SURVEY MATTER.
Z. NON-SURVEY MATTER.

1. NONE DISCLOSED DURING THE COURSE OF THE SURVEY.
2. SHOWN HEREON.
3. NONE DISCLOSED DURING THE COURSE OF THE SURVEY.
4. NON-SURVEY MATTER.
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50. NON-SURVEY MATTER.



DELEGATED NOTES

1. SHOWN HEREON.
4. AREA OF SUBJECT PROPERTY IS AS SHOWN HEREON AS AREA OF INDIVIDUAL LOTS.
7(A). SHOWN HEREON.
14. SHOWN HEREON.

CERTIFICATE
TO: CHICAGO TITLE INSURANCE COMPANY,
NORTON SQUARE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE REQUIREMENTS FOR AN ALTA/NSP'S LAND TITLE SURVEY AS SET FORTH IN PARAGRAPHS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DATE OF PLAT: DECEMBER 1, 2017.
DRAWN BY: [Name]
CHECKED BY: [Name]
LICENSE EXPIRE NUMBER: 2021
PROFESSIONAL DESIGN: 184,001,610

PROJECT NO.: 17-099
DATE: 12/01/17
SCALE: 1" = 50'
DRAWN BY: [Name]
CHECKED BY: [Name]



HUNTLY SQUARE DEVELOPMENT
HUNTLY, ILL.

- 17 FIRE HYDRANT
- 18 WATER SERVICE VALVE
- 19 VALVE VAULT
- 20 SANITARY SERVICE STUB
- 21 SANITARY MANHOLE
- 22 CATCH BASIN
- 23 STORM INLET
- 24 FENCED END SECTION
- 25 POLE
- 26 SIGN

THIS FIELD WORK WAS COMPLETED ON NOVEMBER 26, 2017.

DEL WEBB'S CITY
NEIGHBORHOOD SYSTEMS

Aerial Overview



Kreutzer Rd

Walgreens

AutoZone

goodwill



CHASE



ILLINOIS 47

Walmart+

Del Webb
Active Adult Communities

DEER PATH
of Huntley
SUPPORTIVE LIVING COMMUNITY

Heritage Woods
& White Oaks
at Huntley

HUNTLEY
HORIZON
INDEPENDENT SENIOR LIVING

ALDI

Regency Pkwy

Site

DEVELOPMENT OPPORTUNITY

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CONTACT US

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