

For Sale

76 Acres +/- Farmland/Future Development Corridor

9S208 Illinois 47, Sugar Grove, IL 60554



Property Highlights

- Income producing farmland
- Property is in the path of future development with future Route 47 road widening project to 4 traffic lanes
- Currently in Phase II of Route 47 road widening project
- Farmette has several outbuildings. Home will be torn down for Route 47 road widening
- Utilities: Well and Septic
- Located in unincorporated Kane County just south of Sugar Grove city limits
- Located within 5 miles of the following: Waubensee Community College, Aurora University, Raging Waves Waterpark, Rich Harvest Farms Tournament Golf Course, Stuart Sports Complex, the Aurora Municipal Airport, and Boombah Sporting Goods Corporate Headquarters
- Across the street from Electric Substation

Location Description

Approximately 17,300 vpd on Route 47 pass the site daily. Located 6.5 miles south of new full east-west I-88 and Route 47 interchange. Approximately 6 miles southwest of I-88 and Route 56 interchange.

Offering Summary

Sale Price:	\$3,800,000
Lot Size:	76 Acres

Ryan J Dolan

630.774.8522

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

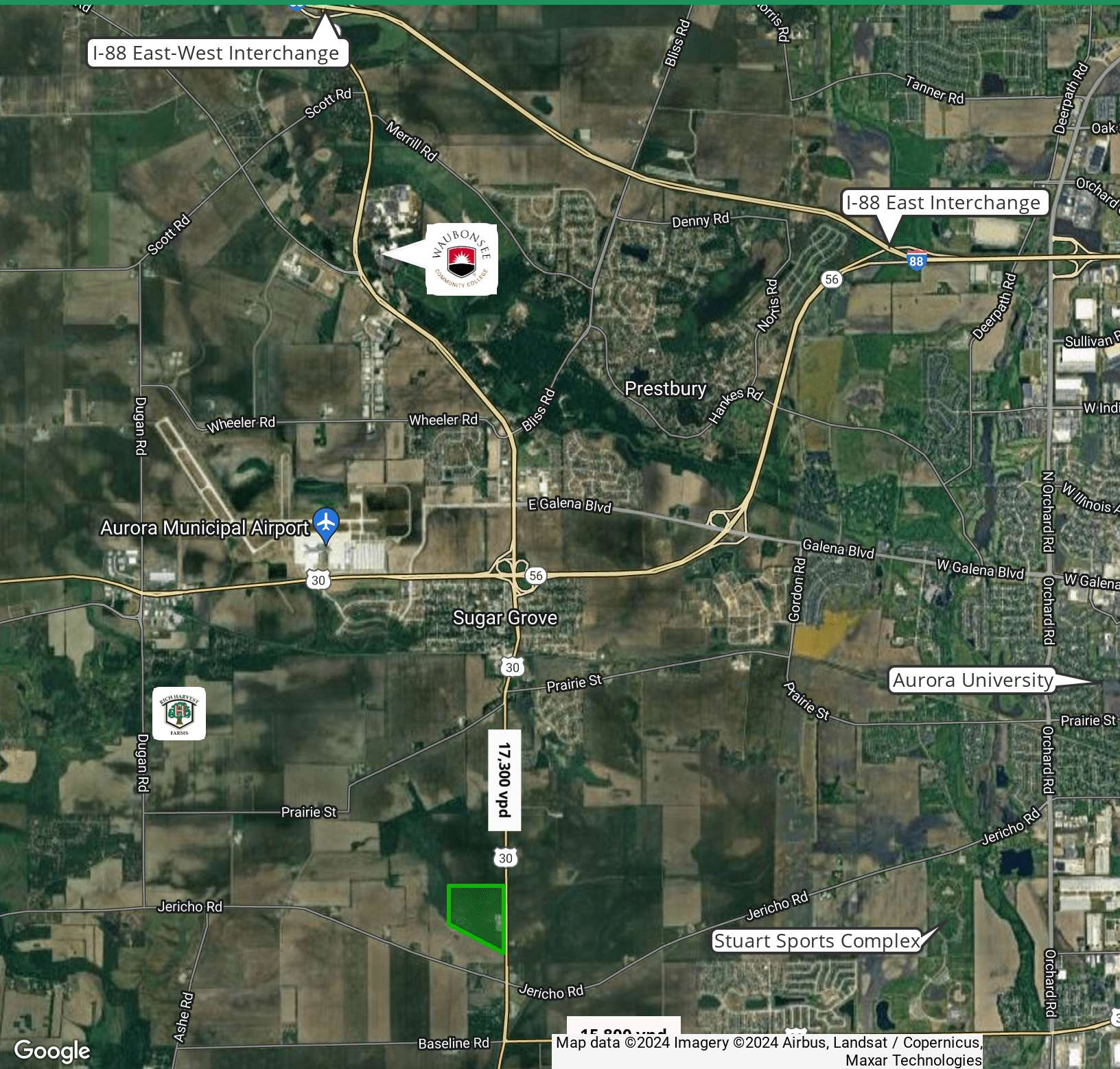
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