

17N753 WIDMAYER RD HAMPSHIRE, IL

64 ACRES OF PRIME DEVELOPMENT LAND FOR SALE.



NEW LISTING



NORTH

BIG TIMBER ROAD

WIDMAYER ROAD

NEXT LEVEL PRODUCTION

64 +/- ACRES OFFERED AT \$2,500,000

64 acres of PRIME DEVELOPMENT land in the GROWTH zone of Hampshire, Illinois. This historic dairy farm still boasts of having a charming farmhouse (over 100 yrs old and completely remodeled in the 1970s), a large dairy barn, a tool barn, and a smokehouse. The site has a middle section of about 20 acres peppered with trees, two scenic stocked ponds and includes the improvements, which are "bookended" by approximately 20 acres to the north and 20 acres to the south consisting of tilled farmland. Excitingly, the Property backs up on the east side to the recently developed Tamms Farm neighborhood (Lennar) and two newer Hampshire Schools properties including the high school and various sports fields. Despite the lengthy border of Tamms Farm, only 10 of their homes are adjacent to the east line of the subject, yet two of the Tamms streets stubs into this property, making for the perfect set up for the continuation of residential development.



Village of Hampshire has slated the property for Residential in their Future Use Plan.



The ever-important utilities are located on the property along the south and west lines. Crown Development is in the process of developing 1,900 homes in this growth zone and the Village of Hampshire has slated this property for "Large Lot SF Residential" in their Future Use Plan, but ultimately the plan for subject will be negotiated with the village during the annexation and overall land use processes. The Property is a 5-minute drive from the Rt 47 & I-90 interchange and a short drive to downtown Huntley. There is a farm lease in place for 2025.

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