

I-72 Dual Rail Site | Sangamon County, IL 62711

john greene Real Estate | 1311 S. Route 59, Naperville, IL 60564 | 630.229.2290



Property and Area Description

Nearly 400 acre site a half mile from I-72 interchange. Property is in between Norfolk Southern Rail Line to the North and Canadian Pacific Kansas City Rail Line to the South. Site is 90 miles to St. Louis, 3 1/2 hours from Chicago, and has 90 million people within 500 miles.

Interstate Distances from property: I-72 within .5miles; I-55 within 6 miles; I-155 within 38 miles; I-74 within 71 miles, I-70 within 79 miles, I-39 within 79 miles, I-57 within 90 miles; I-64 within 94 miles; I-44 within 100 miles; I-80 within 138 miles.

Cory Ramey

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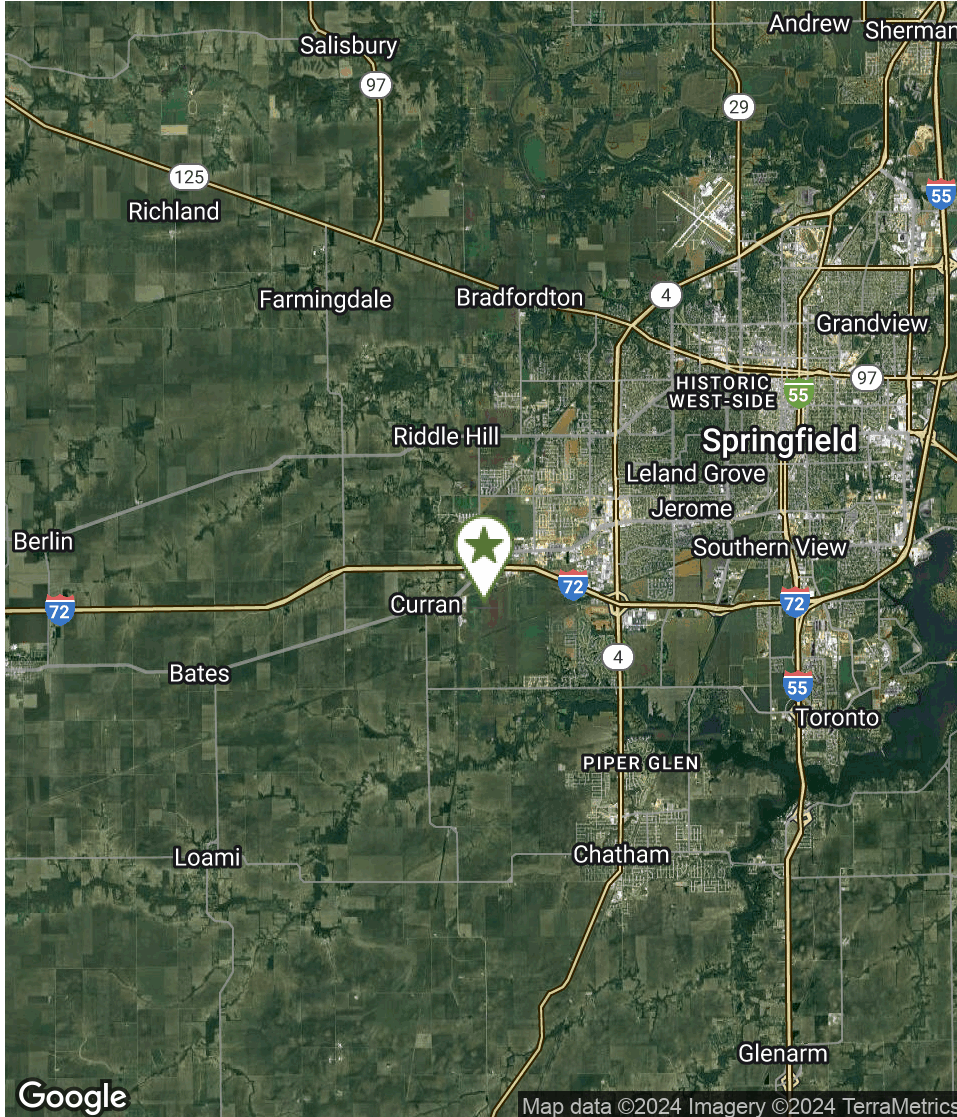
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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REAL ESTATE

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LAND - INDUSTRIAL FOR SALE

John Greene Real Estate | 1311 S. Route 59, Naperville, IL 60564 | 630.229.2290



PROPERTY DESCRIPTION

389.12± acres of undeveloped farmland available. Electric, water and natural gas are available at site.

Located half a mile from I-72 interchange. Property is in between Norfolk Southern Rail Line (4,084' at property line) to the north and Canadian Pacific Kansas City Rail Line (1,908' at property line) to the South.

Site is 90 miles to St. Louis, and 3 1/2 hours to Chicago.

OFFERING SUMMARY

| | |
|-------------|--------------------------|
| Sale Price: | Subject To Offer |
| Lot Size: | 389.12± Total AC |
| Taxes: | \$18,900.46 Total (2022) |
| Land Type: | Undeveloped Farmland |

| PIN | ACREAGE | TAXES |
|-----------------|---------|------------|
| 21-22.0-200-005 | 27.22± | \$1,247.96 |
| 21-22.0-200-006 | 12.78± | \$691.18 |
| 21-22.0-200-003 | 27.22± | \$1,502.32 |
| 21-22.0-200-001 | 79.17± | \$3,803.74 |
| 21-15.0-400-003 | 60.02± | \$2,533.56 |
| 21-15.0-300-012 | 87.06± | \$4,543.66 |
| 21-22.0-100-002 | 95.65± | \$5,165.30 |

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I-72 INDUSTRIAL SITE
SPRINGFIELD, ILLINOIS - CONCEPTUAL PLAN BASED ON IDD-18-230
ZRZ - AUGUST 22, 2018

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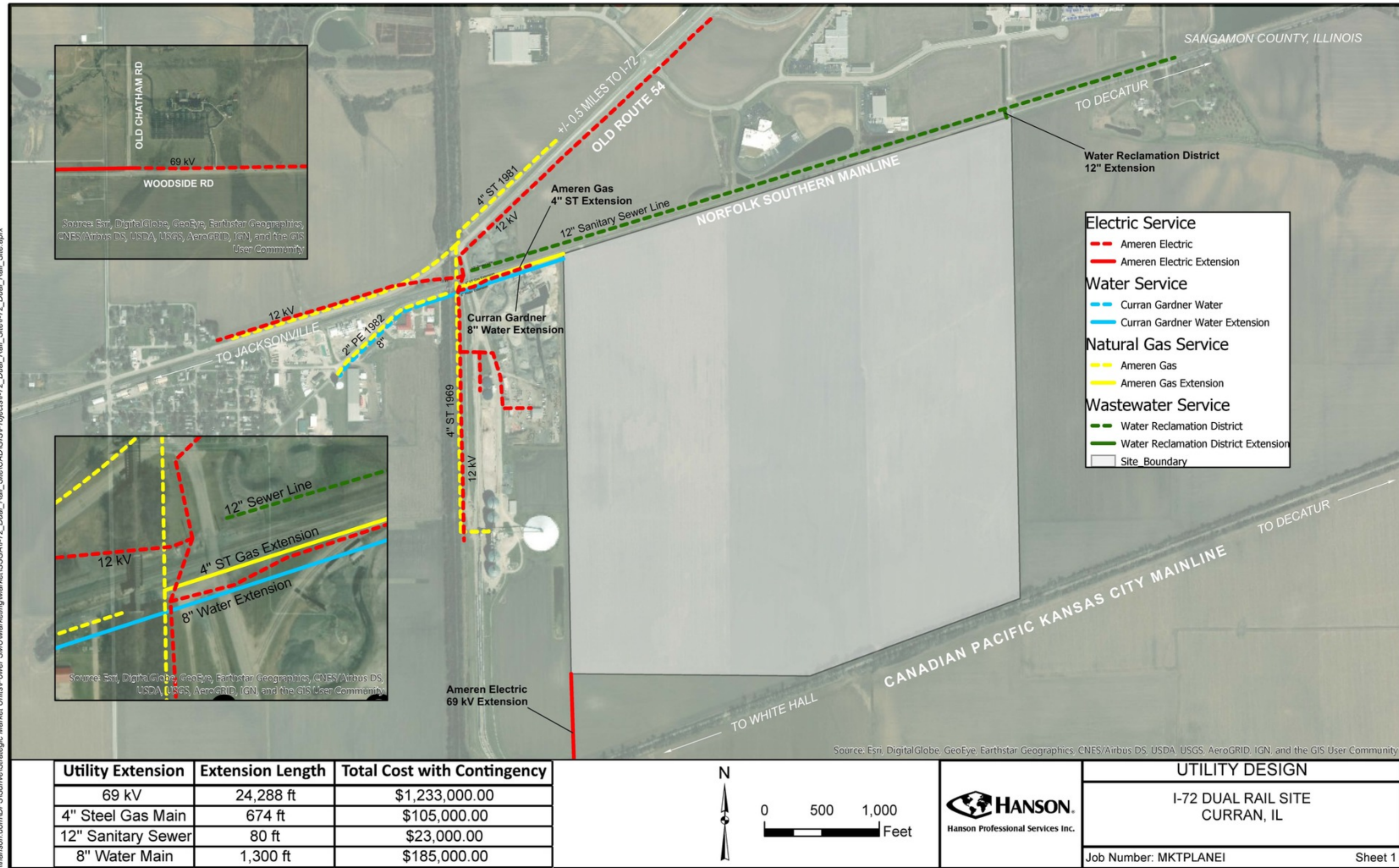
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| | |
|-----------------------------------|---------|
| UTILITY DESIGN | |
| I-72 DUAL RAIL SITE CURRAN, IL | |
| Job Number: MKTPLANEI | Sheet 1 |



