

BIG TIMBER RD HAMPSHIRE, IL

15.5 ACRES OF PRIME DEVELOPMENT LAND FOR SALE.



NEW LISTING



15.5 ACRES OFFERED AT \$875,000

NEXT LEVEL PRODUCTION

Prime Corner Development Acreage in Hampshire, IL- New For-Sale Land Listing- Annexed 15.5-acre parcel on the SE corner of Big Timber & Widmayer, minutes from the I-90 & Rt. 47 full interchange. Contiguous to the sold out (Lennar) Tamms Farm neighborhood and the newer Hampshire High School, this is an impressive opportunity. This property is now AG leased and is zoned PUD which requires the buyer-developer to partner with the village to create Hampshire's newest neighborhood. Utilities are nearby. There is the possibility of commercial uses on the corner. What's more... we also represent the sale of the adjacent 64-acres and both parcels combined in the same transaction could become an exclusive 80-acre planned development with the potential for mixed uses. Call List Agents for more information.



**Property is
already annexed
into the Village
of Hampshire**

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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