



**Land**  
 Status: **ACTV**      MLS #: **12116331**      List Price: **\$975,000**  
 Area: **500**      List Date: **07/23/2024**      Orig List Price: **\$975,000**  
 Address: **0000 W Beth Dr , Homer Glen, IL 60491**      List Dt Rec: **07/23/2024**      Sold Price:  
 Directions: **151st Street east of Gouger to Hillary north to lots on Beth Dr and Brads Way**  
 Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **13 ACRES**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: - **?**

Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Homer**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath: **No**

Rental Price: **\$0**  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **101/101**  
 Concessions:  
 Contingency:  
 County: **Will**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Very motivated seller will finance 50%. Calling all developers/builders. Incredible opportunity to finish developing thirteen 1+ acre, wooded, homesites. Hidden Creek Estates is located in unincorporated Will County, Homer Township. Rough roads are in. Utilities are nearby on 151st street. Across from large park and close proximity to shopping, dining and expressways. This will make a great residential community!**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Reed (92)</b> Junior High: <b>Oak Prairie (92)</b> High School: <b>Lockport Township (205)</b>	Special Assessments: <b>No</b> Special Service Area: <b>No</b>	Amount: <b>\$4,071.08</b> PIN: <b>1605083780060000</b> Mult PINs: Tax Year: <b>2022</b> Tax Exmps: <b>None</b>	Waterfront: <b>No</b> Acreage: <b>13</b> Appx Land SF: Front Footage: <b>0000</b> # Lots Avail: <b>13</b> Farm: <b>No</b> Bldgs on Land?: <b>No</b>
	Zoning Type: <b>Single Family</b> Actual Zoning:		

Laundry Features: Lot Size: <b>10.0-24.99 Acres</b> Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: <b>Park Adjacent</b> Land Desc: <b>Wooded</b> Land Amenities: Farms Type: Bldg Improvements: Current Use: <b>Residential-Single Family</b> Potential Use: <b>Residential-Single Family</b> Location: <b>Not in City Limits</b> Known Liens:	Ownership Type: Frontage/Access: <b>County Road</b> Driveway: Road Surface: <b>Asphalt</b> Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity: Relist: Seller Needs: Seller Will:	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: <b>Electric Nearby, Gas Nearby</b> General Info: <b>School Bus Service, Commuter Bus, Commuter Train, Interstate Access</b> Backup Package: <b>No</b> Backup Info: Possession: <b>Closing, Immediate, Negotiable</b> Sale Terms:
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Broker Private Remarks: **Earnest money in Certified Funds Payable to Century 21 Affiliated Multiple PIN#'s 16-05-08-376-001,002,003,004; 16-05-08-377-001,002,003,004,005; 16-05-08-378-004,005,006 (13 lots)**

Internet Listing: <b>Yes</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> <b>? Where is the Buyer Agency</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>Yes</b> Addl. Sales Info.: <b>None</b>	Addr on Internet?: <b>Yes</b> Lock Box: Broker Notices:
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Compensation? Showing Inst: <b>Drive by</b> Owner: <b>OOR</b> Broker: <b>Century 21 Circle (25619) / (708) 361-0800</b> List Broker: <b>Mike McCatty (606698) on behalf of Mike McCatty Group (T14173) / (708) 945-2121 / mike@mccattyrealestate.com</b> CoList Broker:	Cont. to Show?: Ph #:	Expiration Date: <b>12/31/2024</b> Broker Owned/Interest: <b>No</b> More Agent Contact Info: <b>Cell 708-945-2121</b>
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MLS #: 12116331

Prepared By: Patti Klimek for Mike McCatty Group | Century 21 Circle | Cell: (708) 945-2121 | 10/31/2024 10:13 AM