

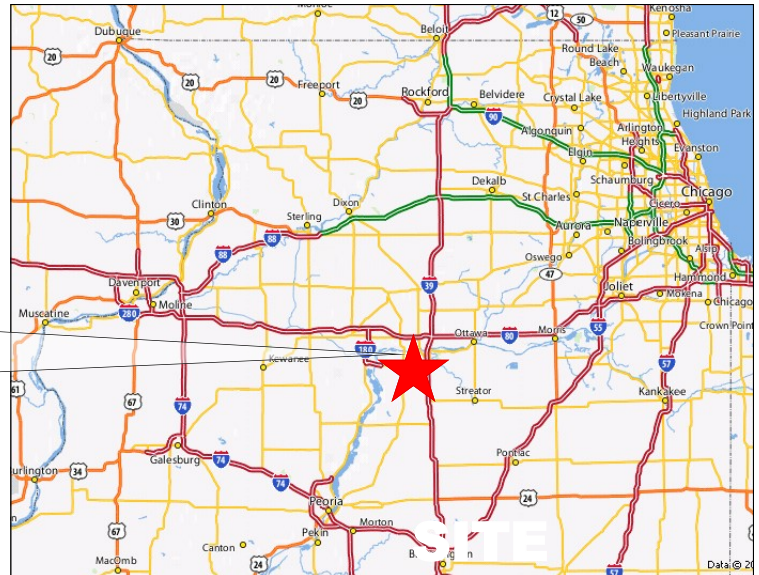
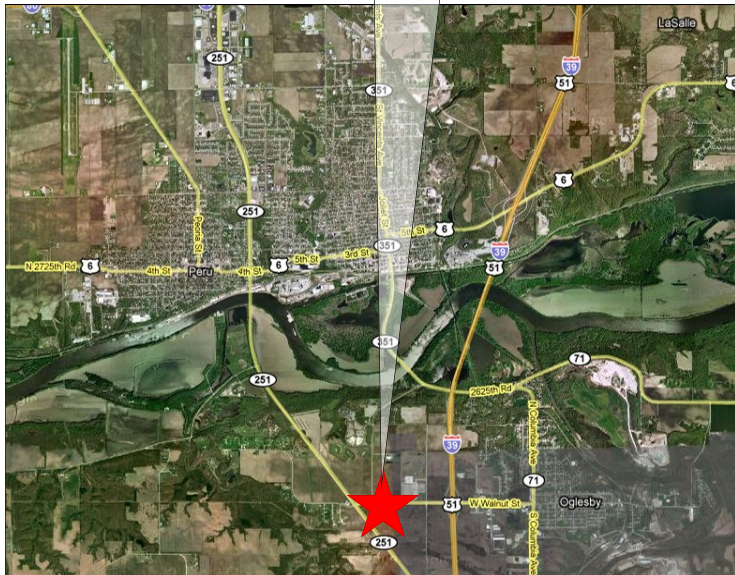
Conway Trust — 78.49 ± Acres

Interstate 39 & Richard Moyle Sr. Hwy.
Oglesby, IL 61348



Location & General Features:

- City of Oglesby
- La Salle County
- Enterprise Zone
- TIF District
- Light Industrial Zoned
- City Water & Sewer
- Alta Survey is Complete
- Low City Electric Rates
- .25 miles to I-39
- .25 miles to Rte. 251
- 1 mile to Rte. 71
- 6 miles to I-80
- 8 miles to IL Valley Regional Airport



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The information provided is believed to be accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.

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LOCATION/GENERAL FEATURES

City: Oglesby
County: La Salle
Township Name: La Salle
Township: 33-N
Range: 1-2-E
Section: 34

Industrial Park: No
Interstate Visibility: Yes
Illinois Enterprise Zone: Yes
TIF District: Yes

AVAILABILITY

Total Available Acreage: 78.49

TERRAIN AND ZONING

General Description: Level

Zoning Classification: Light Industrial
By Whom: City of Oglesby

Telecommunications: A T & T

UTILITIES

Electricity

Supplier: City of Oglesby
Supply line size: 41.60 KV
Distance: On site
Direction: East / West
Supplier: AmerenIP
Supply line size: 138 KV 12 KV
Distance: On site opposite
Direction: East / West North

Natural Gas

Supplier: AmerenIP
Main size: 2 inch 2 inch
Distance: Adjacent Across Rd.
Direction: SW corner North

Water

Supplier: City of Oglesby
Main Size: 14 inch main
Distance: On site
Direction: North

Sewer

Supplier: City of Oglesby
Main Size: 10 inch main
Distance: On site
Direction: North

TRANSPORTATION

Interstate Highway

Name: I-39
Distance: 0.25 mile
Direction: East

Name: I-80
Distance: 6 miles
Direction: North

Non-Interstate Highway

Name: Route 71
Distance: 1 mile
Direction: East
Type: 2 lane

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