

15618 HARMONY RD
HUNTLEY, IL

FARM OPPORTUNITY



NEW LISTING



6 +/- ACRE FARM PRICED AT \$550,000

FOR SALE- 15618 Harmony Road is a UNIQUE land parcel opportunity, with LOW TAXES and basic "F" farm zoning... and NO HOA. There are several estate subdivisions adjacent to the north and across Harmony Road to the south. Regionally, the full interchange of I-90 can be accessed either at Rt. 20 (west to the roundabout then south on Rt. 20), or east to Rt. 47. The 6 +/- acres includes a building site for a nice home (the former home was razed) with an existing well, a huge 50' x 100' metal pole barn with great overhead doors, 2 man-doors, a dividing partition, and 200amp 220V electric. There are two concrete silos and a small steel grain bin. The parcel has a culvert and gravel driveway in place. There is a pond that is shared with the neighborhood to the north, with approximately 1/2 acre in either wetland vegetation or open water. There are several wood duck houses surrounding this feature.



Recent Seller Improvements

- Removed a large quantity of debris/junk
- Cleared property of weeds and scrub trees
- Regraded areas with clean, black soil
- Removed remainder of dairy barn foundation, but left concrete slabs for future use
- Crushed stone added to improve area surrounding pole barn.



If a building site for a new home with a "toy barn" is the plan, this is for you. If you have a need for storage for your collections, this is for you. If you just want a place for peace and quiet, this is for you. For investors, enjoy the rental income from leasing out the pole barn, while the value of the land increases. So don't wait, jump on this now. Please do not enter the property without an appointment. Call listing agents for more information and showings.

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