

SWC County Line Road & Route 52

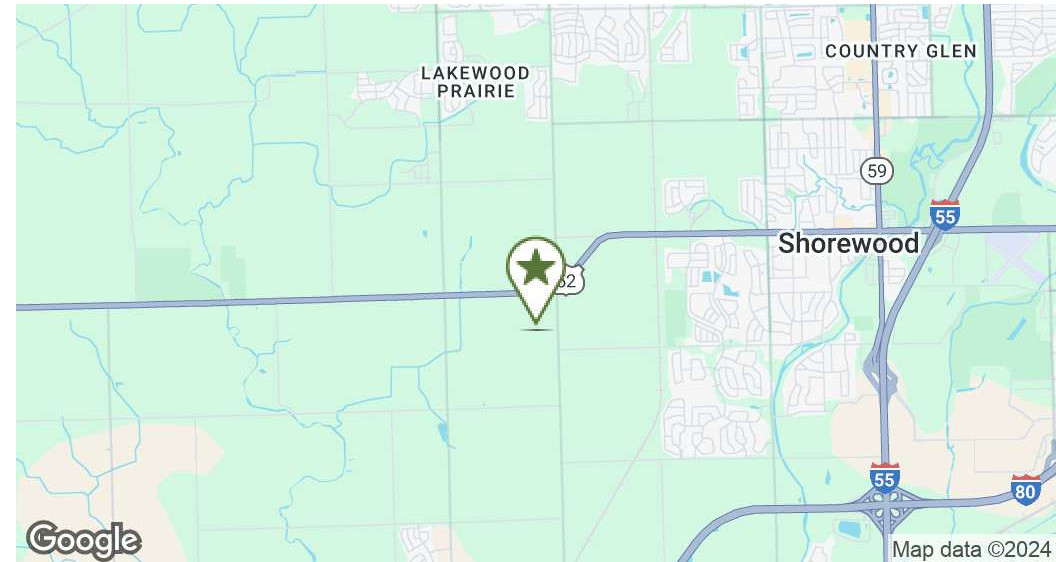
Shorewood, IL 60404

LAND FOR SALE



john
greene
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	175.0 Acres
PINs:	09-13-400-007 (partial), 09-24-200-003
Zoning:	A-1
Taxes:	\$8,610 (2023)

PROPERTY OVERVIEW

175± AC located at the southwest corner of County Line Road and Route 52. Property is in unincorporated Kendall County and is zoned A-1. Property is identified as Single Unit Detached in Shorewood's Future Land Use Plan. Parcels total 205± AC, seller to retain approximately 30 acres, leaving 175± available. Parcels to be split accordingly upon closing. Parcels have good drainage with drainage tile in place and have an Average PI 121.0.

PROPERTY HIGHLIGHTS

- Unincorporated Kendall County
- In the path of future development
- Identified as Single Unit Detached in Shorewood's Future Land Use Plan
- Good drainage with drainage tile in place
- Average PI 121.0

Jon Waldron

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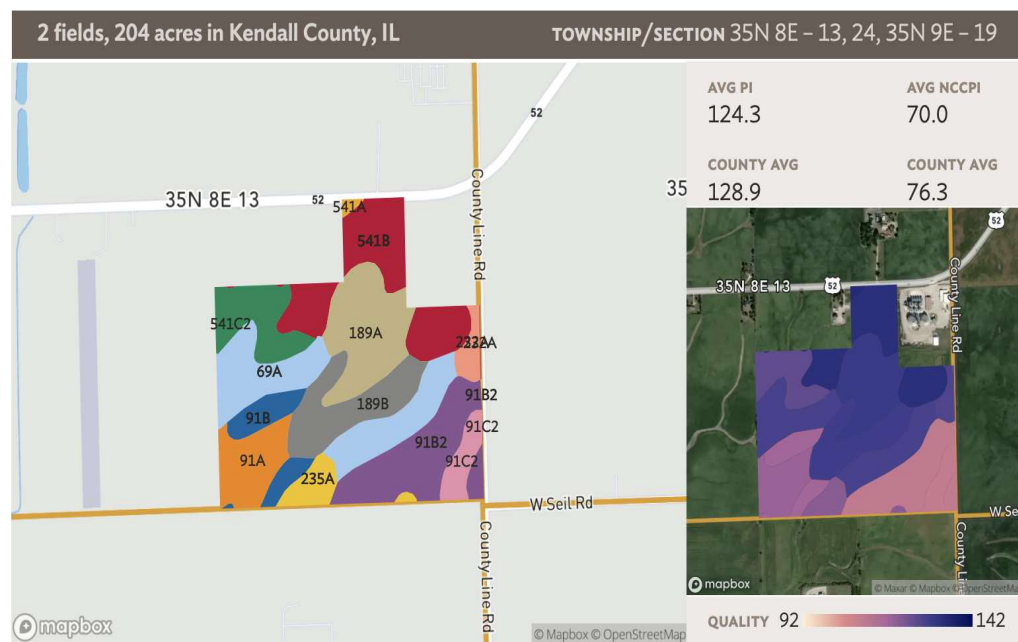
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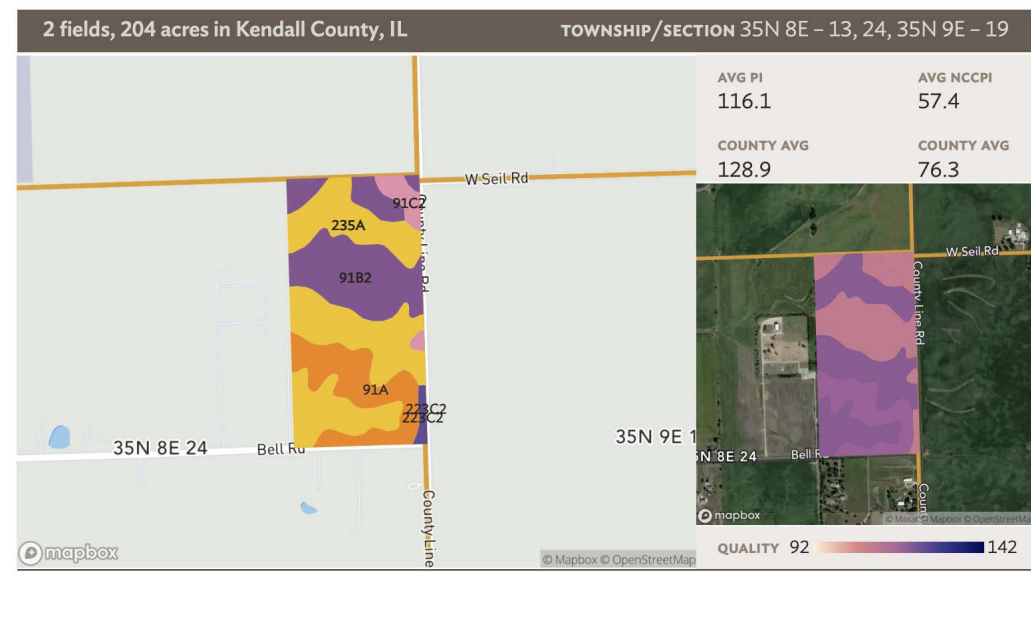
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Field 1 (124±AC) Average PI 124.3



Field 2 (81±AC) Average PI 161.1

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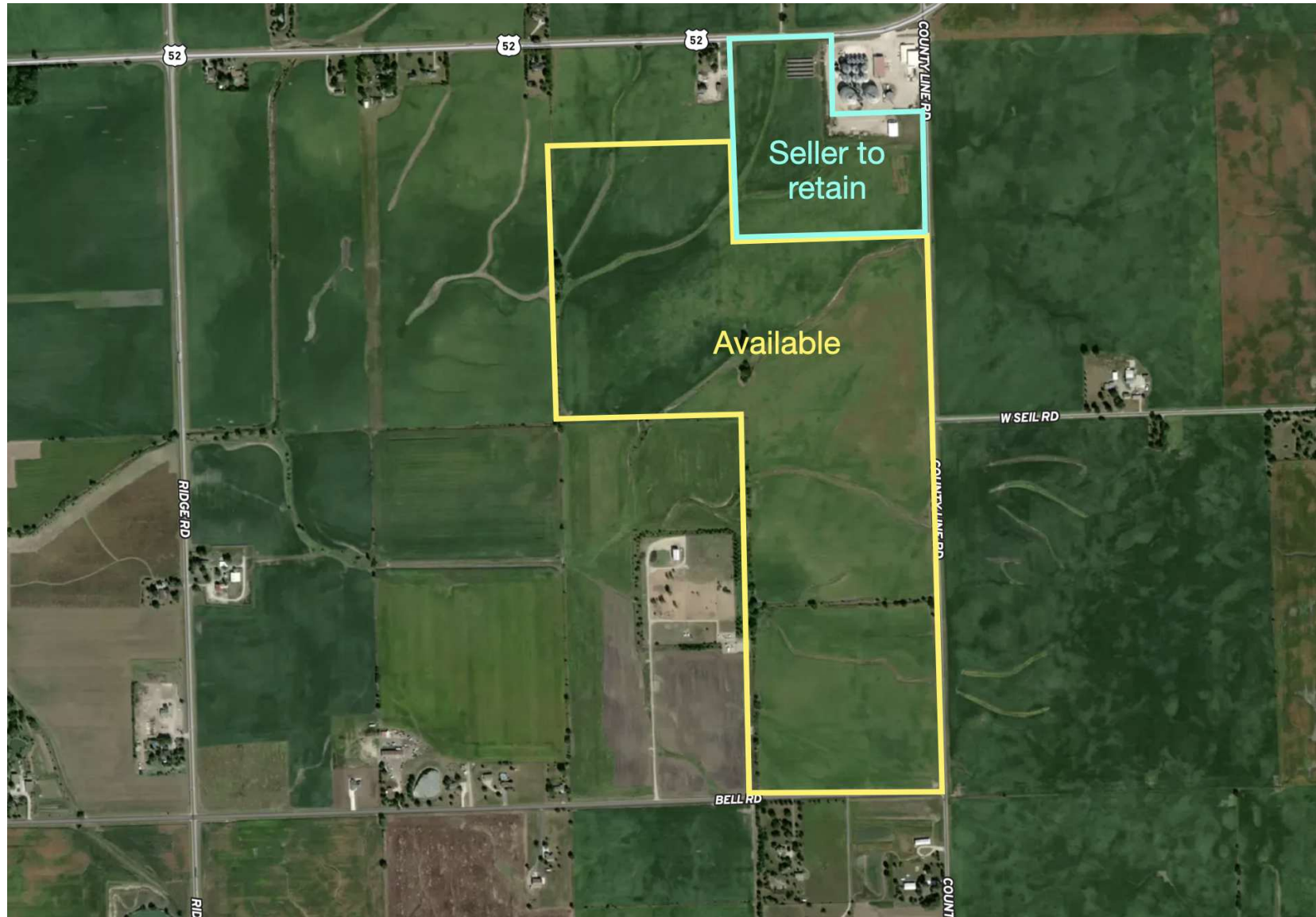
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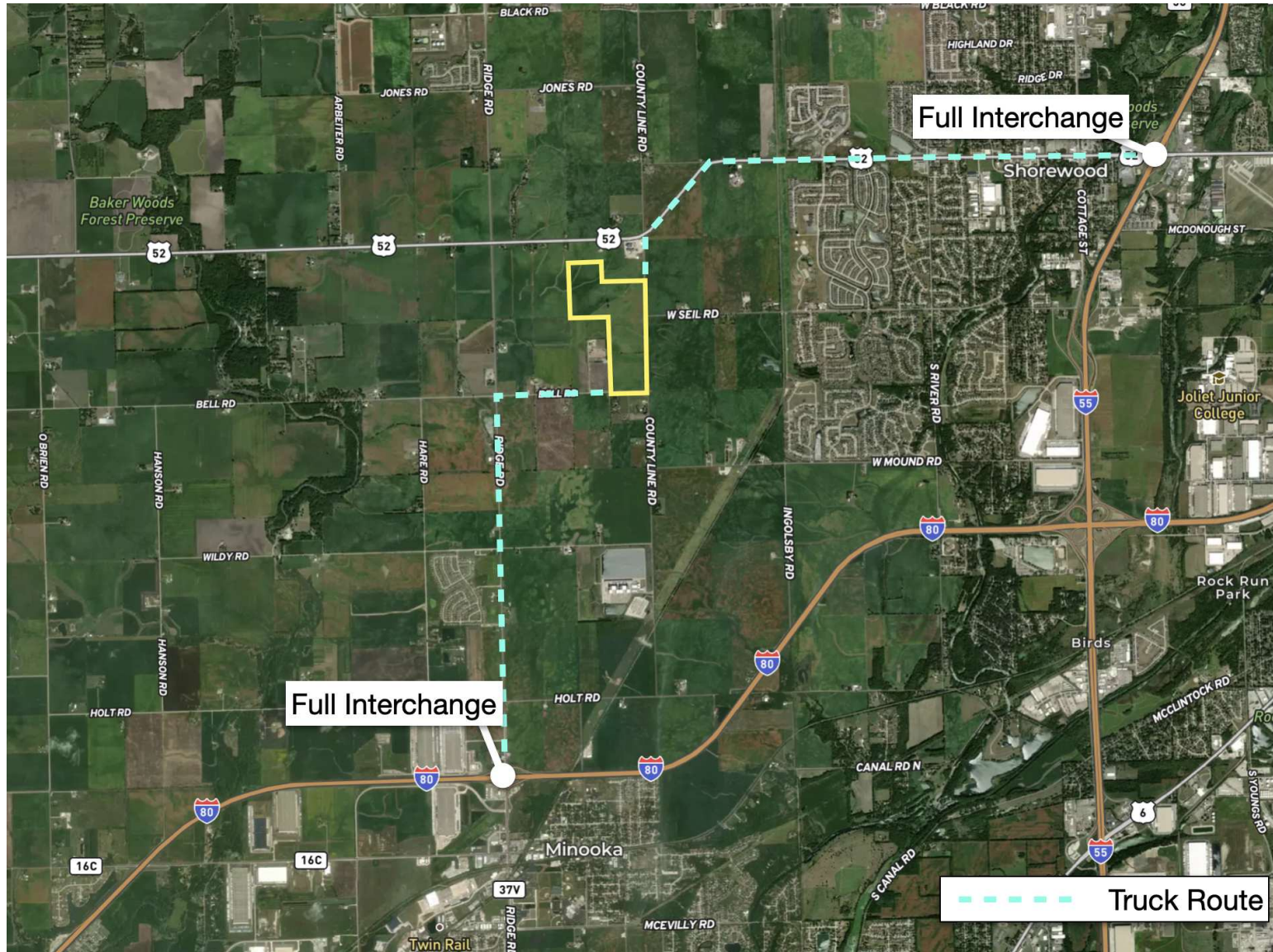
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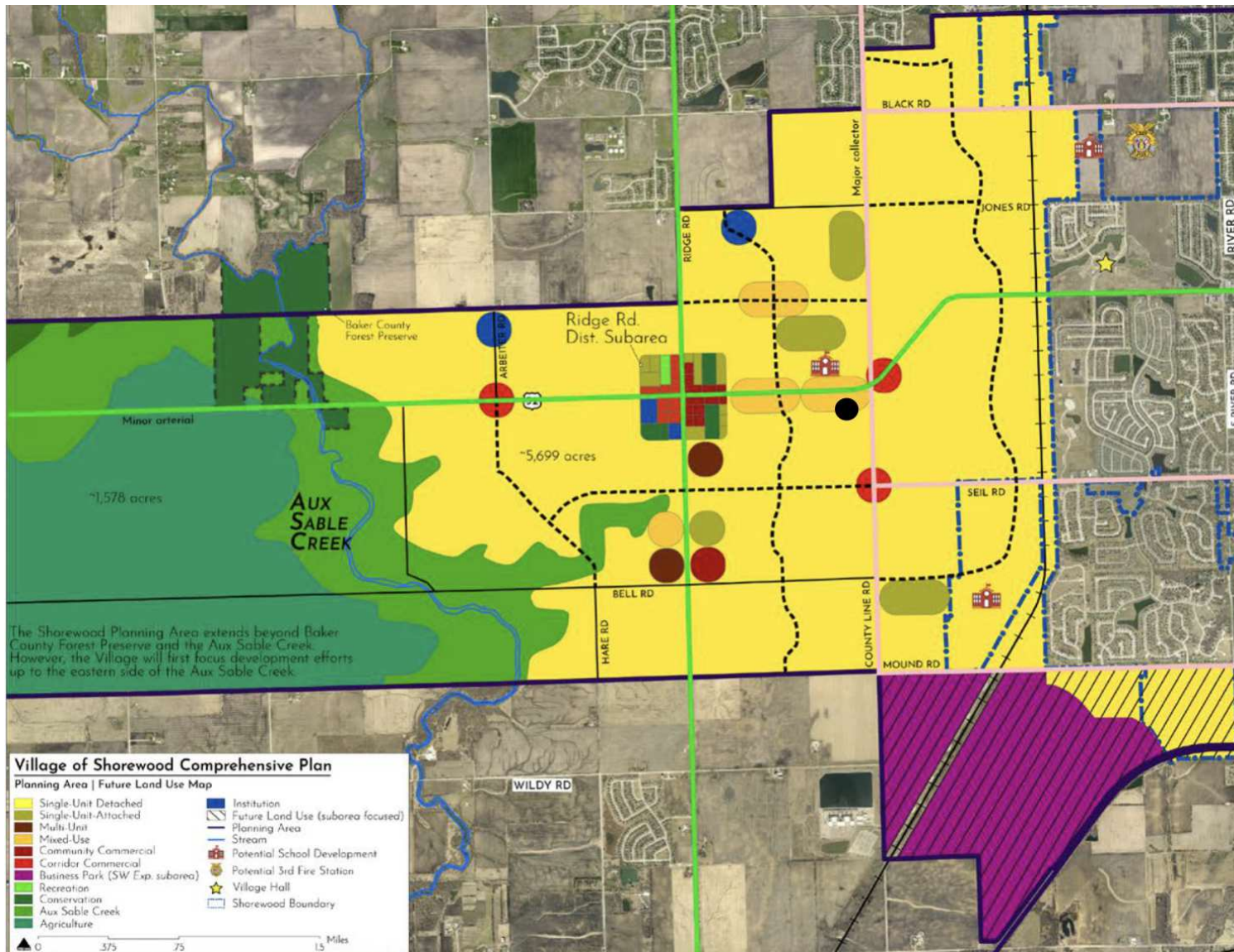
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