

I-72 Dual Rail Site | Sangamon County, IL 62711

john greene Real Estate | 1311 S. Route 59, Naperville, IL 60564 | 630.229.2290



Cory Ramey

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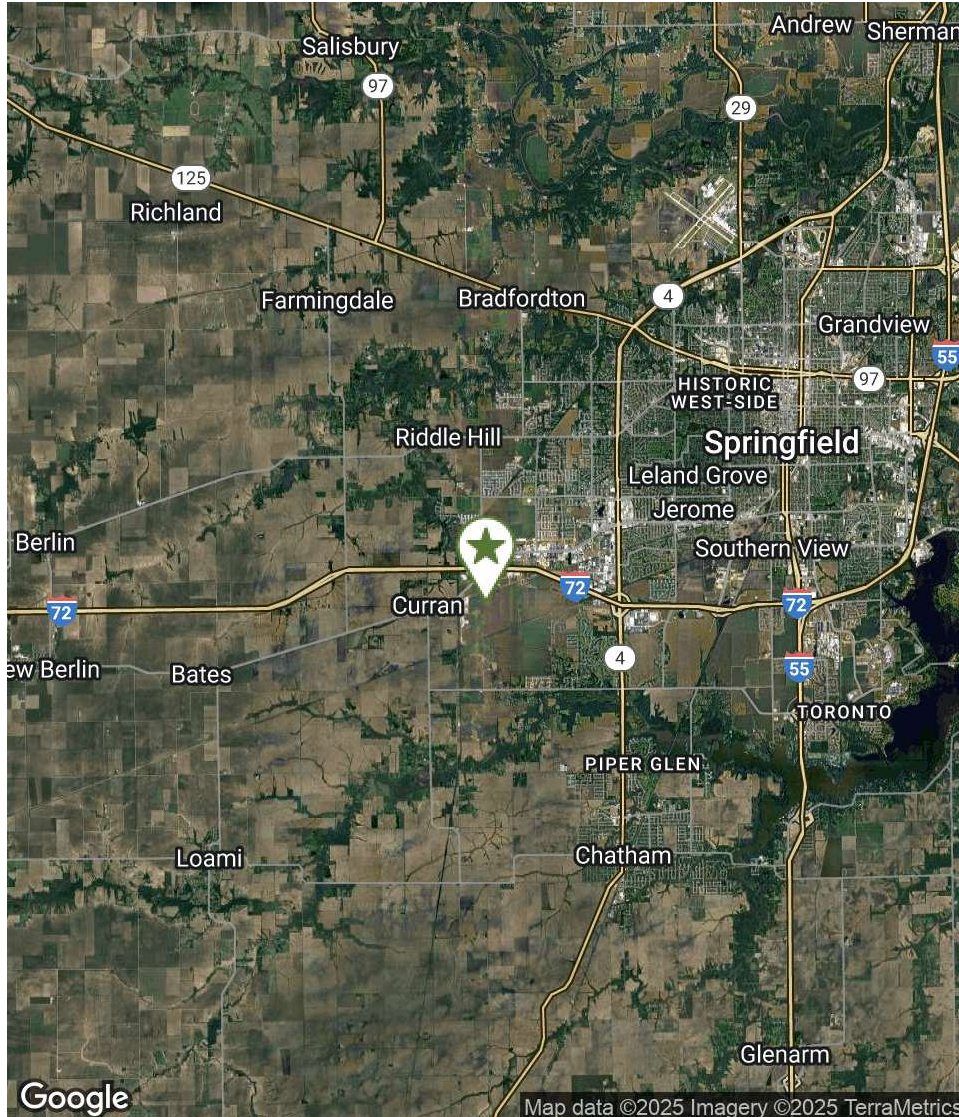
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REAL ESTATE

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LAND - INDUSTRIAL FOR SALE

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PROPERTY DESCRIPTION

389.12± acres of undeveloped farmland available. Electric, water and natural gas are available at site.

Located half a mile from I-72 interchange. Property is in between Norfolk Southern Rail Line (4,084' at property line) to the north and Canadian Pacific Kansas City Rail Line (1,908' at property line) to the South.

Site is 90 miles to St. Louis, and 3 1/2 hours to Chicago.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	389.12± Total AC
Taxes:	\$19,487.72 Total (2023)
Land Type:	Undeveloped Farmland

PIN	ACREAGE	TAXES
21-22.0-200-005	27.22±	\$1,247.96
21-22.0-200-006	12.78±	\$691.18
21-22.0-200-003	27.22±	\$1,502.32
21-22.0-200-001	79.17±	\$3,803.74
21-15.0-400-003	60.02±	\$2,533.56
21-15.0-300-012	87.06±	\$4,543.66
21-22.0-100-002	95.65±	\$5,165.30

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I-72 INDUSTRIAL SITE
SPRINGFIELD, ILLINOIS - CONCEPTUAL PLAN BASED ON IDD-18-230
ZRZ - AUGUST 22, 2018

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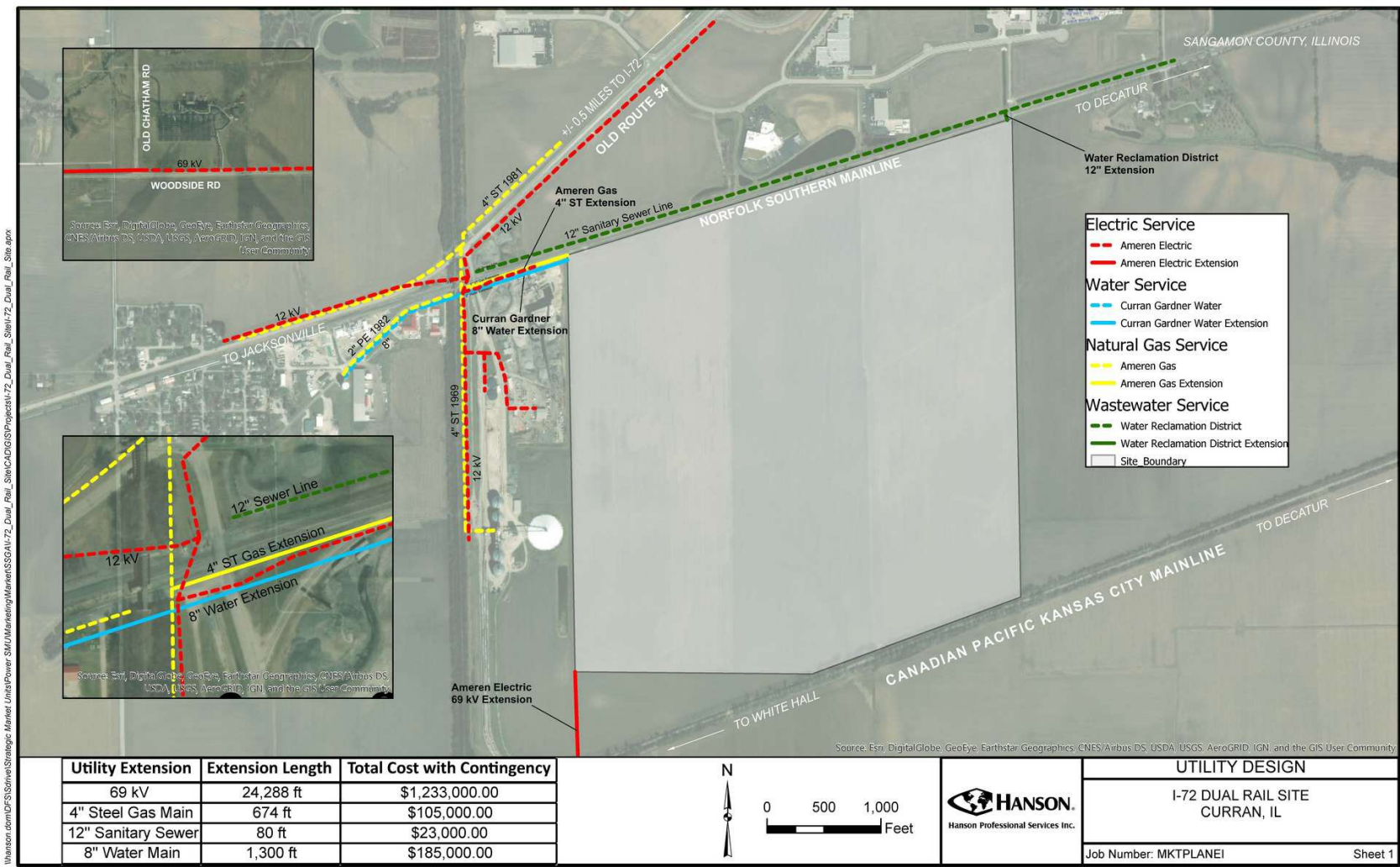
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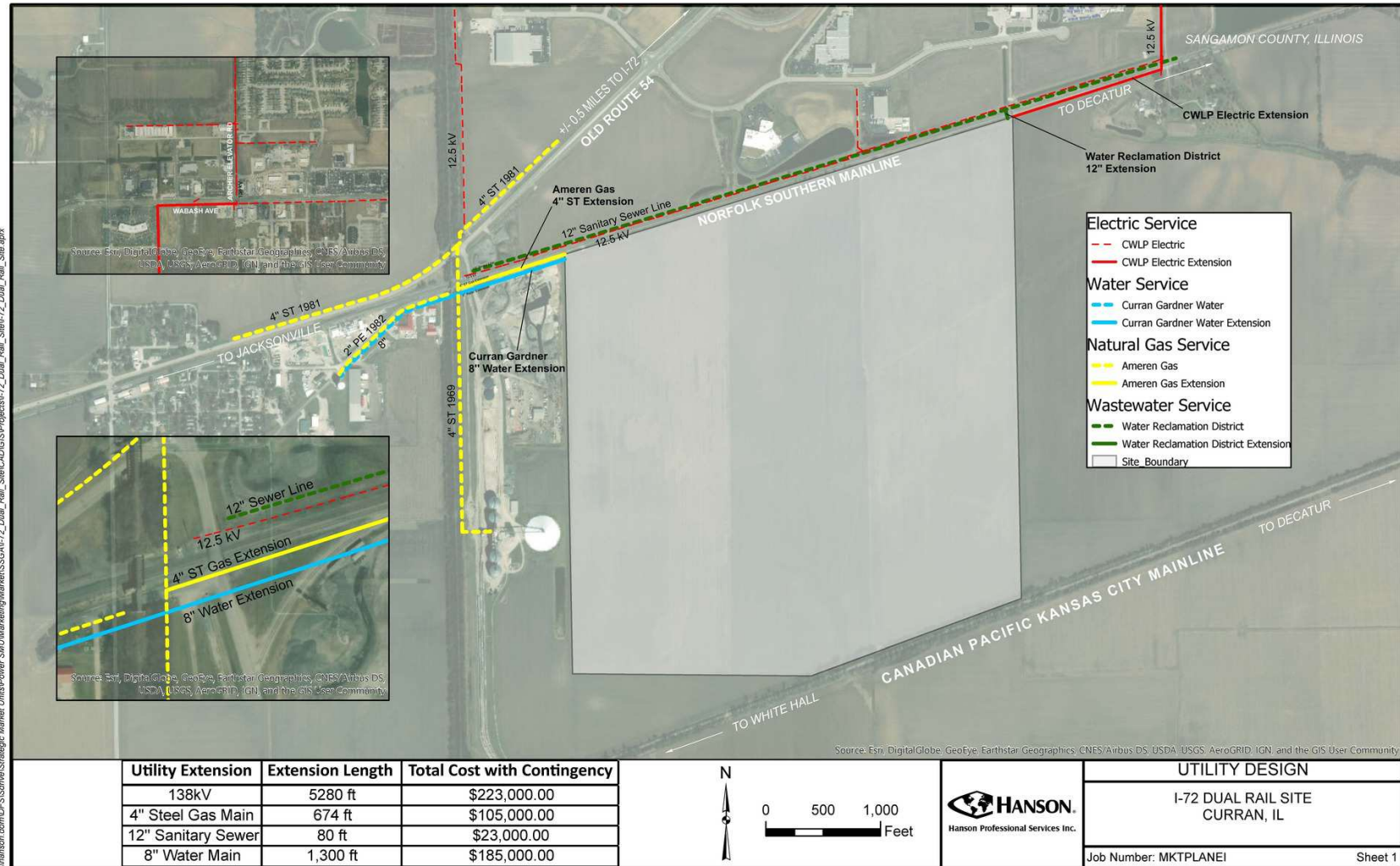
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