



McCOLLY BENNETT
COMMERCIAL *advantage*



3181
N 2400 East Rd.

*3181 N 2400 East Rd.
St. Anne, IL 60964*

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CCIM

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PROPERTY INFO:

- ◆ **PURCHASE PRICE:**
\$233,000.00
- ◆ **PROPERTY ADDRESS:**
3181 N 2400 EAST RD.
ST. ANNE, IL 60964
- ◆ **PROPERTY SIZE:**
1,454,033 SQ. FT.
- ◆ **LAND SIZE:**
33.38 ACRES

**3181
N
2400
EAST
RD.**

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.
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PROPERTY OVERVIEW

RURAL ST. ANNE - HUNTING/FISHING/OUTDOORSMAN DREAM PROPERTY!!!

34 acres along Beaver Creek. The property boasts 3 ponds, creek frontage, and 4 deer stands.

Wildlife abounds with fish, deer, otter, beaver, turkeys, coyotes, and more!!

The 34 acre property is also completely accessible with a private road that makes the whole property easily to navigate!

Electricity and Well on the property! Excellent opportunity to acquire the outdoor property of a lifetime! Priced to sell, call today!!

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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



Overview Map



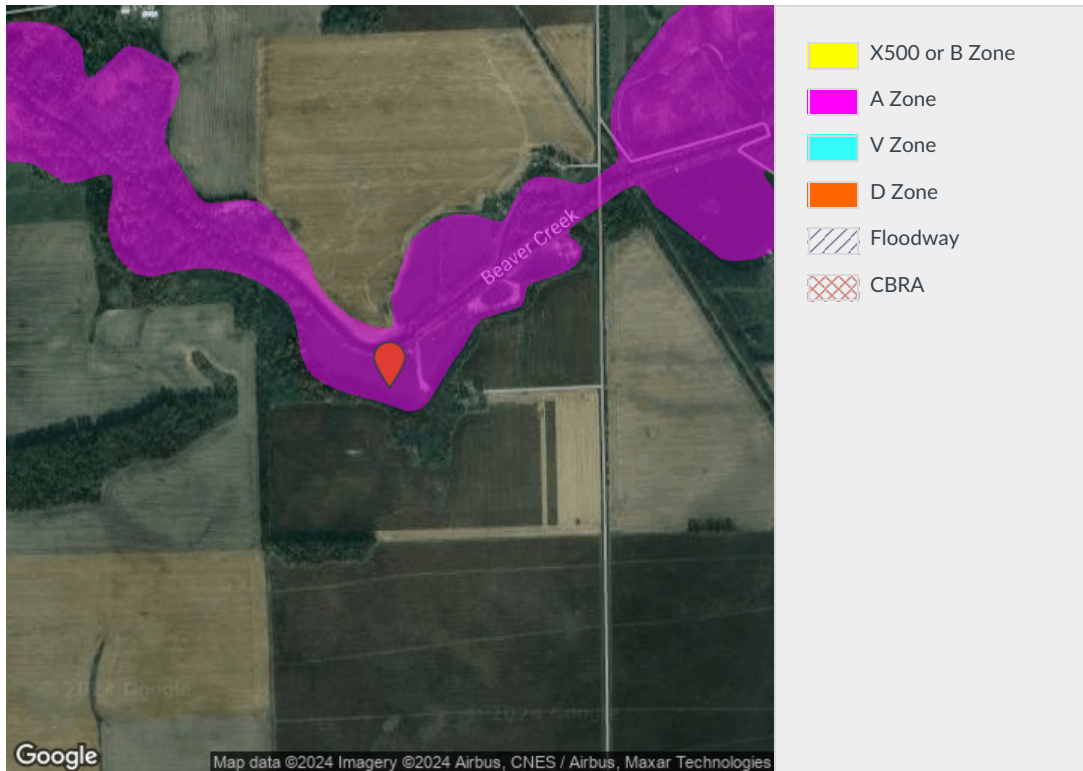
3181 N 2400 EAST RD SAINT ANNE, IL 60964-7114

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: IN 

COMMUNITY	170731	PANEL	0250E
PANEL DATE	August 16, 2011	MAP NUMBER	17075C0250E





Land
 Status: **NEW**
 Area: **4510**
 Address: **3181 N 2400 East Rd , St. Anne, IL 60964**
 Directions: **Take IL-17 E and IL-1 S to 3300 N/E 3300 North Rd in Papineau Township. Turn left onto 3300 N/E 3300 North Rd. Turn right onto 2400 E/N 2400 East Rd. Continue to follow N 2400 East Rd. Property at the end on long driveway, gated entrance.**

MLS #: **12142162**
 List Date: **09/10/2024**
 List Dt Rec: **09/10/2024**
 List Price: **\$233,000**
 Orig List Price: **\$233,000**
 Sold Price:

Sold by:
 Closed:
 Off Market:
 Dimensions: **33.38 ACRES**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: - **?**

Contract Date:
 Financing:
 Subdivision:
 Township: **Papineau**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath:

Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **1/1**
 Concessions:
 Contingency:
 County: **Iroquois**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **RURAL ST. ANNE - HUNTING/FISHING/OUTDOORSMAN DREAM PROPERTY!!! 34 acres along Beaver Creek. The property boasts 3 ponds, creek frontage, and 4 deer stands. Wildlife abounds with fish, deer, otter, beaver, turkeys, coyotes, and more!! The 34 acre property is also completely accessible with a private road that makes the whole property easily to navigate! Electricity and Well on the property! Excellent opportunity to acquire the outdoor property of a lifetime! Priced to sell, call today!!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (24) Junior High: (24) High School: (24)	Special Assessments: No Special Service Area: No	Amount: \$121.42 PIN: 05262000090000 Mult PINs: No Tax Year: 2023 Tax Exmps:	Waterfront: Yes Acreage: 33.38 Appx Land SF: 1454032 Front Footage: 528 # Lots Avail: Farm: No Bldgs on Land?: No
	Zoning Type: Agriculture Actual Zoning:		

Laundry Features: Lot Size: 25.0-99.99 Acres Lot Size Source: County Records Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Pond, Water View, Backs to Open Grnd, Creek, Views, Waterfront Lot Land Desc: Floodplain, Irregular, Pond/Lake, Stream, Wooded Land Amenities: Pond/Lake Farms Type: Bldg Improvements: Current Use: Recreational Potential Use: Agricultural/Land Only, Recreational, Hunting Location: Water Front Known Liens: None Known	Ownership Type: Frontage/Access: County Road Driveway: Road Surface: Concrete 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: Electric to Site, Well-Private General Info: None Backup Package: No Backup Info: Possession: Closing Sale Terms:
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Broker Private Remarks: Internet Listing: Yes VOW AVM: Yes Listing Type: Exclusive Right to Sell ? Where is the Buyer Agency	Remarks on Internet?: Yes VOW Comments/Reviews: Yes Holds Earnest Money: Yes Addl. Sales Info.: None	Addr on Internet?: Yes Lock Box: None (Located at None) Broker Notices:
Compensation? Showing Inst: Contact listing agent to accompany. 24 hours notice required. Owner: OOR Broker: McColly Bennett Real Estate (94050) / (815) 929-9381 List Broker: Jay Tamblin (940284) / (815) 549-4301 / bucktamblin@mccolly.com CoList Broker:	Cont. to Show?: Ph #:	Expiration Date: 08/18/2025 Broker Owned/Interest: No More Agent Contact Info:

Copyright 2024 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12142162

Prepared By: Jay Tamblin | McColly Bennett Real Estate | 09/10/2024 02:45 PM

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AERIAL



Buck Tamblyn, CCIM

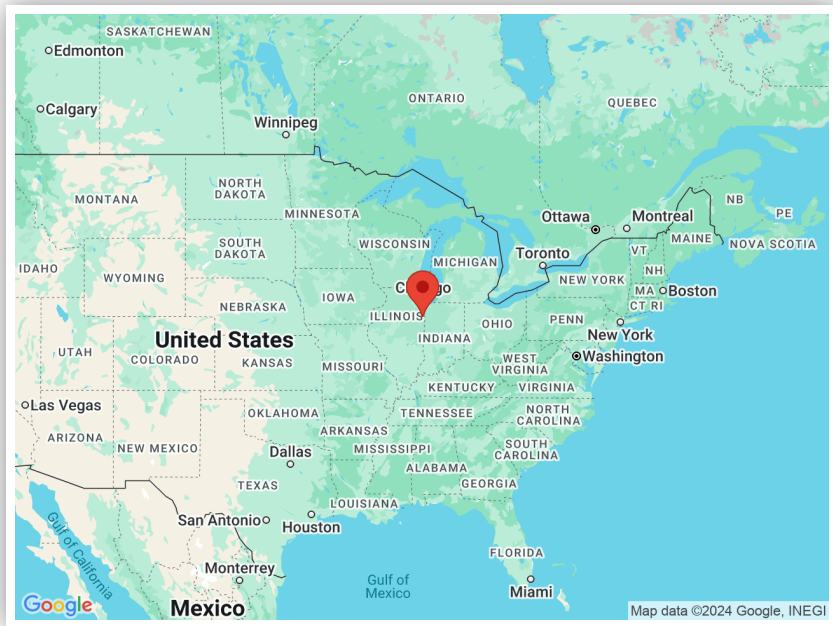
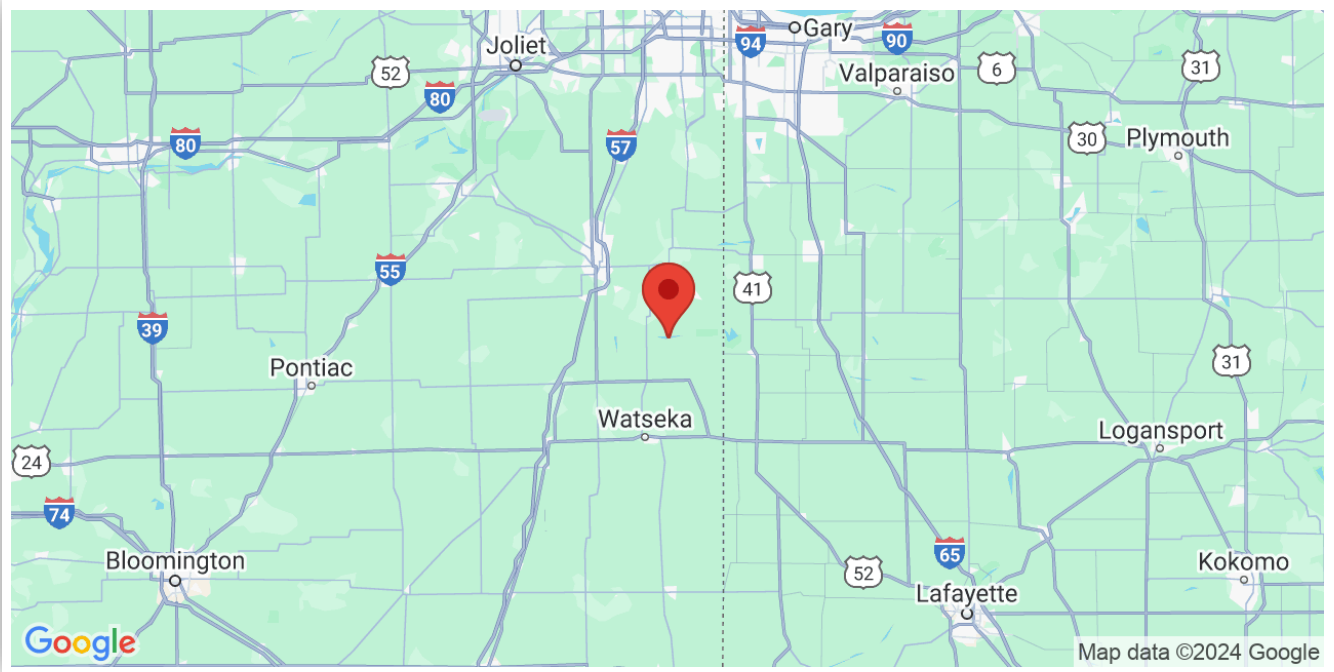
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29 Heritage Drive, Bourbonnais IL 60914

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AREA LOCATION MAP

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AERIAL ANNOTATION MAP

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