



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

*25 Acres, m/l - LaSalle County, Illinois*

**LOCATION:** 3206 East 19th Road

**PRICE AND TERMS:**

- \$350,000                      \$14,000/Acre
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

2013 Tax Year: \$1,878.40  
Taxable Acres: 25  
Tax per Acre: \$75.14

**LAND DESCRIPTION:** 25 acre Christmas Tree farm. Approximately half planted to trees and half open.

**SOIL TYPES:** Primary soils are Blackberry, Drummer, Peotone.

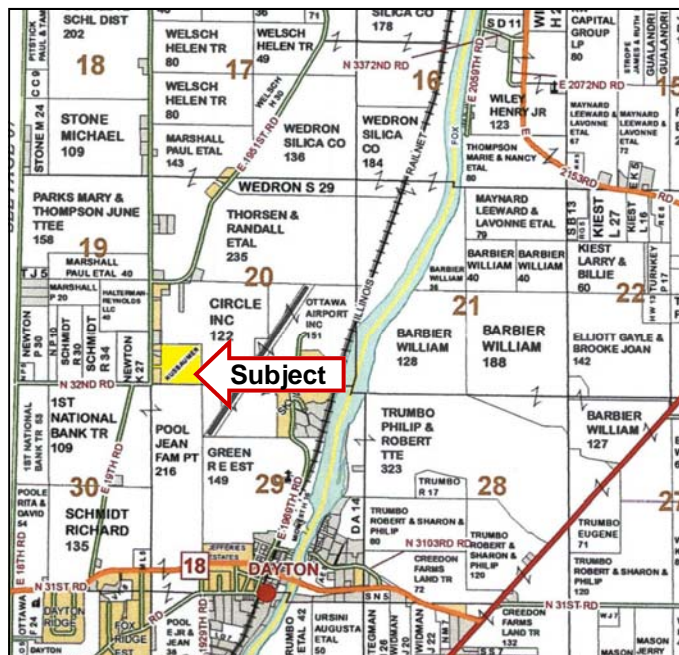
**PI:** 140.7                      **SOURCE:** Agridata, Inc.

**IMPROVEMENTS:** 3,200 sq ft metal building. Approximately 60% with 12 ft ceilings for shop, remainder finished for office and retail space.

**WATER & WELL DATA:** Private well and septic

**POSSESSION:** Possession immediately upon closing.

**COMMENTS:** Excellent property for continued Christmas tree retail sales, farmer's market, rural residence or reversion to farmland. Zoning is Ag1 which allows current use as well as single family residence. This property is located on a hard surface road near Ottawa.



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**For additional information, contact Robert Opperman**  
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*The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.*

## AERIAL MAP& PHOTOS



Maps Provided By:  
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