

Parr Acres



FOR SALE
27± acres
Bureau Co., IL



For further information contact:
Leslie H. "Chip" Johnston
Real Estate Broker
801 Warrenville Road, Suite 150
Lisle, IL 60532
Tel: (815) 875-2950
farms1@comcast.net
Designated Agent for Seller



**PRICE
REDUCED!**

*Beautiful house on 27± acres with
guest cottage on private pond*

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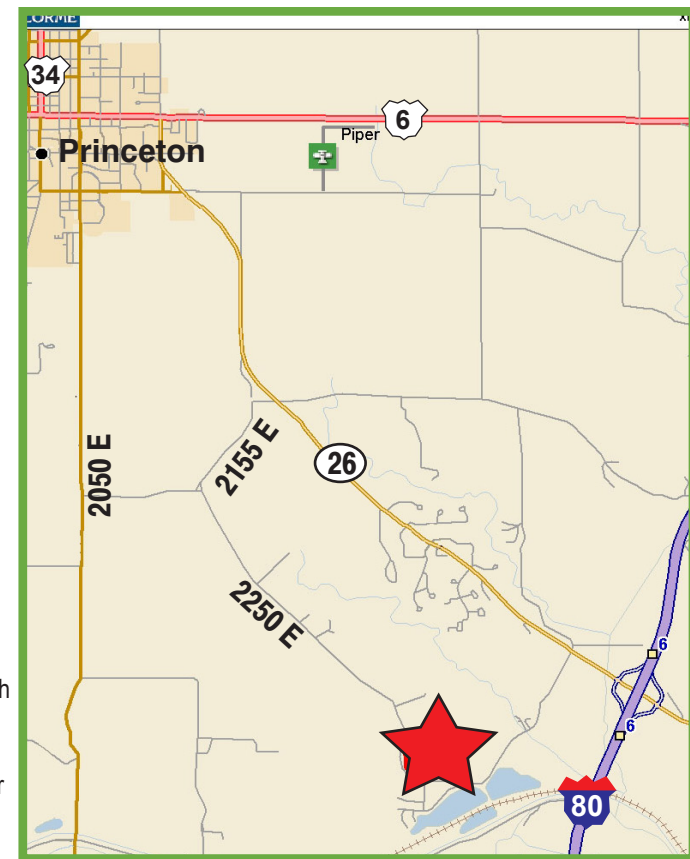
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Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.

Property Description

- Size:** 27.35± total acres, 15± acres are in timber with trails throughout
- Location:** Approximately 5± miles south and east of Princeton, Illinois, at 11388 2250 East Street. Route 26/Interstate 180 interchange is 1.5± miles northeast
- Legal:** Part of Section 2, Arispie Township 15N , R9E, Bureau County, Illinois
- RE Taxes:** \$12,706.30
- PIN:** 22-02-451-004, 22-02-451-005
- Price:** \$955,000 \$849,900
- Showing:** Please call to schedule an appointment
- Main House:** 2,808 sq. ft. built in 1997
4-bedroom, 4.5 bath, library, one wood burning fireplace, one gas fireplace, kitchen has "Wood Mode" custom cabinetry & Viking appliances, central vac system, finished basement, 3-car garage, sauna & tanning bed, hot tub with surround sound, deck, patio, porch
- Guest Cottage:** 1,938 sq. ft. built in 1995
3-bedroom, 2 bath, jacuzzi, one electric fireplace, finished basement, 2-car garage, 2-car port, deck, porch, three season room
- Outbuildings:** 45' x 30' barn with finished living quarters & concrete floor
30' x 21' storage barn
- Other Amenities:** Inviting pond and fountain greets you and your guests with a second pond located off the deck with swim platform; gazebo, blacktop drive, fire pit, natural gas services all buildings

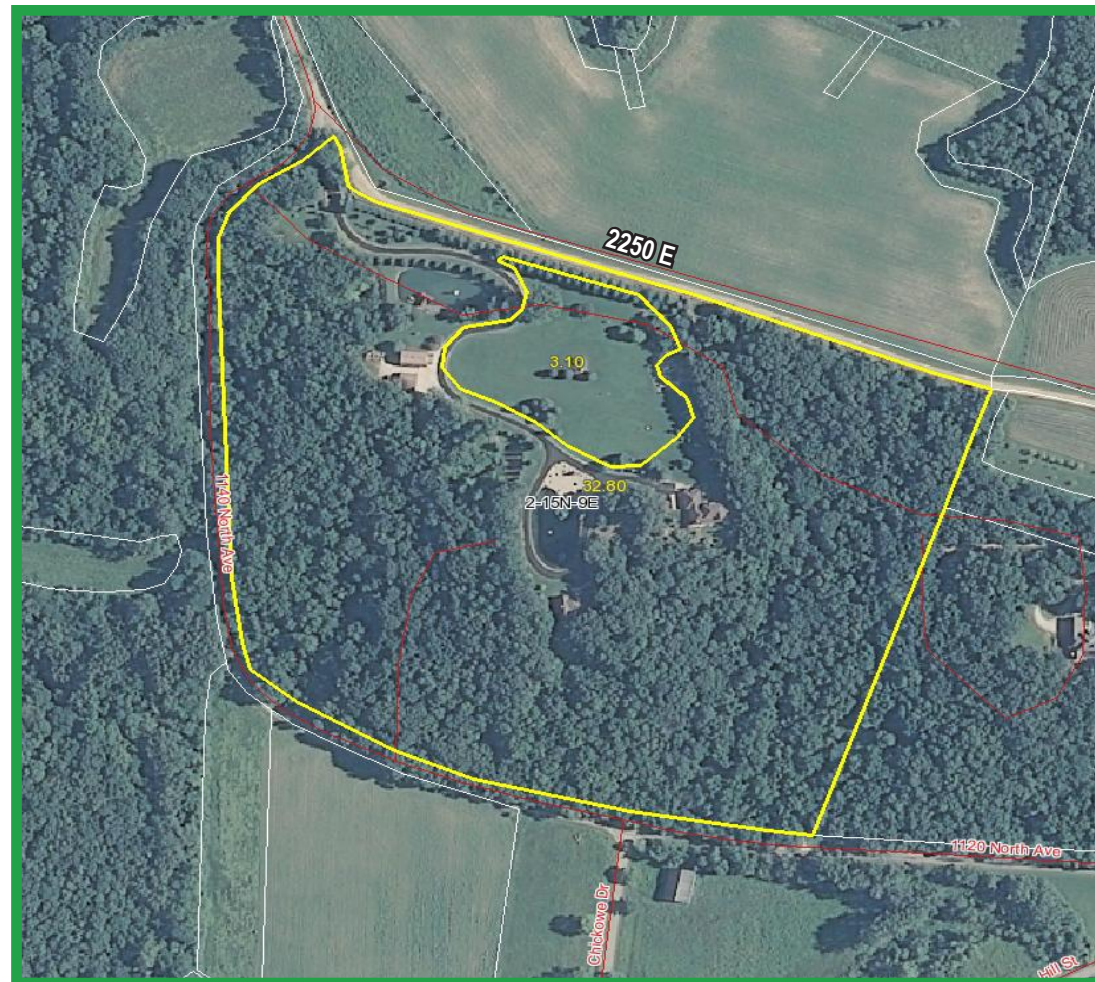


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Aerial Photo

27± acres
 2-16N-8E
 Bureau County, Illinois



Maps provided by:



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Main House



Wood Mode Kitchen



Main Livingroom



Finished Basement



Master Bedroom Suite



Master Bathroom

Guest Cottage & Barn



Guest Cottage



Main Floor Fireplace



Livingroom



Barn



Barn Loft

Disclaimer

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests.

This offering is subject to prior sale, matters of title, change of price, rental or conditions and to any special listing conditions or requirements the seller may impose, and it may be withdrawn from the market without advance notice.

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