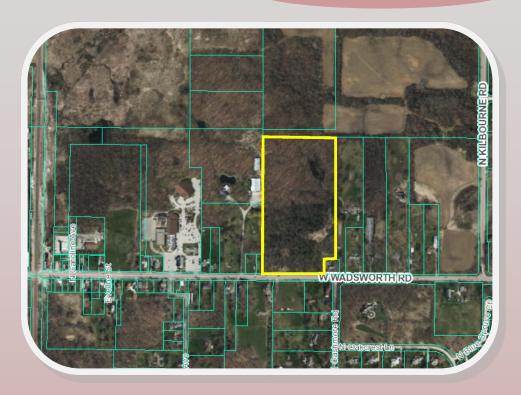
# LAND FOR SALE

## **Estate Sale!**



#### PROPERTY FEATURES:

- \* *03-26-300-007*
- \* *Approx. 18.62 Acres*
- \* Approx. 811,087 sq. ft.
- Prime Frontage on Wadsworth Road
- \* Zoned SE (Suburban Estate)
- \* Adjoins Forest Preserve
- \* Estate Sale

#### **DIRECTIONS:**

Chicago Ave to sign on north side of Wadsworth Road (Property is between Chicago and Cashmore)

PIN: 03-26-300-007

2020 TAX BILL: \$11,386.62

2019 ASSESSMENT: Building: \$0.00 (N/A)

Land: \$355,215 Total: \$355,215 **IDOT TRAFFIC COUNTS** 

Approx. 11,300 (Wadsworth Rd.) Approx. 1,850 (Kilbourne Rd.) \*Note: Kilbourne Rd. NOT Frontage

2017 TOTAL HOUSEHOLDS:

1 Mile: 393 3 Mile: 6,695 5 Mile: 35,851 2017 ESTIMATED POPULATION:

1 Mile: 1,115 3 Miles: 18,800 5 Miles: 102,903

2017 EST. MEDIAN HOUSEHOLD INCOME:

1 Mile: \$98,529 3 Miles: \$80,109 5 Miles: \$70,348

0 Wadsworth Rd. Wadsworth, IL 60083

Price Reduced

\$349,000

Estate Sale! First time on market. This 18.62 acre parcel has 558 feet of frontage on Wadsworth Road. Wooded site has been owned by the Shea Family for decades. Adjoins Des Plaines River Trail Forest Preserve. Build your home/horse barn and enjoy the quiet forest preserve neighborhood. Currently zoned low density residential but Village of Wadsworth may consider commercial zoning on the frontage and higher density residential on the rear acreage. Developer/buyers should contact the Village of Wadsworth to discuss options. Offers will be considered. Please allow time for court approval. Park on shoulder and walk property at your own risk. Buyer to perform due diligence.



### Robert E. Frank, GRI

Robert E. Frank Real Estate, Inc. P.O. Box 1111, Lake Villa, IL 60046

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MLS #: **10640753** List Price: \$349,000 Land Status: List Date: **02/18/2020** Orig List Price: **\$399,000 ACTV** Area: 83 List Dt Rec: 02/18/2020 Sold Price:

Address: 0 Wadsworth Rd, Wadsworth, IL 60083

Rt 41 North to Wadsworth Road, then go east just past Chicago Ave to sign on north side of Wadsworth Road

(Property is between Chicago and Cashmore)

Rental Price: Closed: Contract Date: Rental Unit: Off Market: Financing: Lst. Mkt. Time: 508

Dimensions: 558 X 1,224 X 50 X 1,091 X 92 X 132 Concessions: Ownership: Fee Simple Subdivision: Contingency:

Corp Limits: Wadsworth Township: Newport County: Lake

Coordinates: # Fireplaces: Parking:

Rooms: Bathrooms (full/half):

Bedrooms: Master Bath: Garage Type: Basement: Bmt Bath: No # Spaces:

Mobility Score: 38 - Minimal Mobility.



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School Data

Elementary: Spaulding (56) Junior High: Viking (56)

High School: Warren Township (121)

Miscellaneous Assessments Tax Special Assessments: No \$11,386.62 Waterfront: Amount: Special Service Area: No 03263000070000 Acreage: PIN: 18.62 Mult PINs: Appx Land SF: 811087 Tax Year 2020 Front Footage: 558

Other Tax Exmps: None # Lots Avail: 1 Zoning Type: No Farm: Actual Zoning: Bldgs on Land?: No

Laundry Features: < span class="value"

\$addtruncate>None

Lot Size: 10.0-24.99 Acres

Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage:

Lot Desc:

Land Desc: Wetland/s, Wooded Land Amenities: Horse Riding Area

Farms Type: Bldg Improvements: Current Use: Estate

Potential Use: Location:

Known Liens: None Known

Ownership Type: Individual Frontage/Access: County Road

Driveway:

Road Surface: Asphalt Rail Availability: None Tenant Pays: Min Req/SF (1): Min Req/SF (2):

Other Min Reg SF: Lease Type: Loans: Equity:

Relist:<span class="value" \$addtruncate>

Seller Needs: Cash Seller Will:

Electric Supplier: < span class="value" \$addtruncate>Commonwealth Edison Type of House: Style of House:

Basement Details: None

Construction: Exterior: Air Cond: Heating:

Utilities to Site: Electric Nearby, Gas Nearby, Septic System Required, Well-

Required

General Info: School Bus Service, Flood

Zone (Partial) Backup Package: Yes

Backup Info: Aerial Map, Demographics,

**Tax Bill, Traffic Counts** Possession: Closing

Sale Terms:

Addl. Sales Info.: None Broker Owned/Interest: No

Broker: Robert E. Frank Real Estate (2412) / (847) 356-5263

Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com List Broker: CoList Broker:

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10640753 Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 07/15/2021 01:53 PM