



Land

Status: **ACTV**
 Area: **83**
 Address:
 Directions:

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

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)

Closed:
 Off Market:
 Dimensions: **558 X 1,224 X 50 X 1,091 X 92 X 132**
 Ownership: **Fee Simple**
 Corp Limits:
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: **38 - Minimal Mobility.**

Contract Date:
 Financing:
 Subdivision:
 Township: **Newport**
 Bathrooms (full/half): **/**
 Master Bath:
 Bmt Bath: **No**

Rental Price: **\$0**
 Rental Unit:
 Lst. Mkt. Time: **508**
 Concessions:
 Contingency:
 County: **Lake**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**



Remarks: **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.**

School Data
 Elementary: **Spaulding (56)**
 Junior High: **Viking (56)**
 High School: **Warren Township (121)**

Assessments	Tax	Miscellaneous
Special Assessments: No	Amount: \$11,386.62	Waterfront: No
Special Service Area: No	PIN: 03263000070000	Acreage: 18.62
	Mult PINs: No	Appx Land SF: 811087
	Tax Year: 2020	Front Footage: 558
Zoning Type: Other SE	Tax Exmps: None	# Lots Avail: 1
Actual Zoning:		Farm: No
		Bldgs on Land?: No

Laundry Features: **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 Req SF:
 Lease Type:
 Loans:
 Equity:
 Relist: ****
 Seller Needs: **Cash**
 Seller Will:
 Electric Supplier: **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**
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
 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.

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