



Land
 Status: **ACTV**
 Area: **174**
 Address: **35W Army Trail Rd , St. Charles, IL 60174**
 Directions: **This land parcel is located on the northeast corner of Rt. 25 and Army Trail Road**

MLS #: **10475400** List Price: **\$285,000**
 List Date: **08/03/2019** Orig List Price: **\$295,000**
 List Dt Rec: **08/05/2019** Sold Price:

Closed:
 Off Market:
 Dimensions: **580 X 445**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:

Contract Date:
 Financing:
 Subdivision:
 Township: **St. Charles**
 County: **Kane**
 # Fireplaces:

Rental Price: **\$0**
 Rental Unit:
 List Mkt Time: **76**
 Concessions:
 Contingency:
 # Spaces: **0**

Rooms:
 Bedrooms:
 Basement:

Bathrooms (full/half): **/**
 Master Bath:
 Bmt Bath: **No**

Remarks: ****Army Trail Road** unincorporated 4.83 acres on the northeast corner of ATR and Rt. 25, just north of Red Gate Bridge. 540 feet of frontage on ATR and 445 feet on Rt. 25. The parcel is lightly wooded with the land's high point midway on the Rt. 25 line. The parcel gently slopes down to the east about 20 feet and is rolling. This is a terrific estate lot, or consider splitting into to two building sites. Zoning is E-3, 1.25-acre minimum lot in Kane County. The parcel is across from a few of the most impressive estates in the county. DO NOT park in the neighbors' drives to access the parcel. Owner is working on a driveway into the parcel, but it is work in progress and an update will be forthcoming. Call LA with other questions. See docs in Add'l Info.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (303)	Special Assessments: No	Amount: \$4,738	Waterfront: No
Junior High: (303)	Special Service Area: No	PIN: 0915227010	Acreage: 4.83
High School: (303)		Mult PINs: No	Appx Land SF: 210394
		Tax Year: 2018	Front Footage: 580
	Zoning Type: Single Family	Tax Exmps: None	# Lots Avail: 1
	Actual Zoning: E-3		Farm: No
			Bldgs on Land?: No

Laundry Features: 	Ownership Type:	Type of House:
Lot Size: 4.0-4.99 Acres	Frontage/Access: County Road, State Road	Style of House:
Lot Desc:	Driveway:	Basement Details:
Land Desc:	Road Surface: Asphalt	Construction:
Land Amenities:	Rail Availability:	Exterior:
Farms Type:	Tenant Pays:	Air Cond:
Bldg Improvements:	Min Req/SF (1):	Heating:
Current Use: Other	Min Req/SF (2):	Utilities to Site: Electric Nearby, Gas Nearby, Septic System Required, Well-Required
Potential Use: No Development Status	Other Min Req SF:	General Info: None
Location: Corner	Lease Type:	Backup Package: No
Known Liens:	Loans:	Backup Info:
Seller Needs:	Equity:	Possession: Closing
Seller Will:	Relist: 	Sale Terms:
	Gas Supplier: Nicor Gas	Add. Sales Info.: None
	Electric Supplier: Commonwealth Edison	Broker Owned/Interest: No

Broker: **Coleman Land Company (458) / (630) 377-1600**
 List Broker: **Mark Coleman (237) / (630) 377-1600x120 / mark@colemanland.com**
 CoList Broker: **Christine Coleman (8609)** 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 #: 10475400

Prepared By: Mark Coleman | Coleman Land Company | Cell: (630) 251-7467 | Email: mark@colemanland.com | 10/17/2019 05:39 PM

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