

St. Anne Farm 73
13224 7000S Road
St. Anne IL



Mark Goodwin *** 815-741-2226

ST. ANNE FARM 73

13224 7000S Road
St. Anne IL

For more information contact:

Mark Goodwin
815-741-2226
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County: Kankakee
Gross Land Area: 73.650 Acres
Total Investment: \$394,000
Buildings: Multiple buildings, including pool and tennis courts

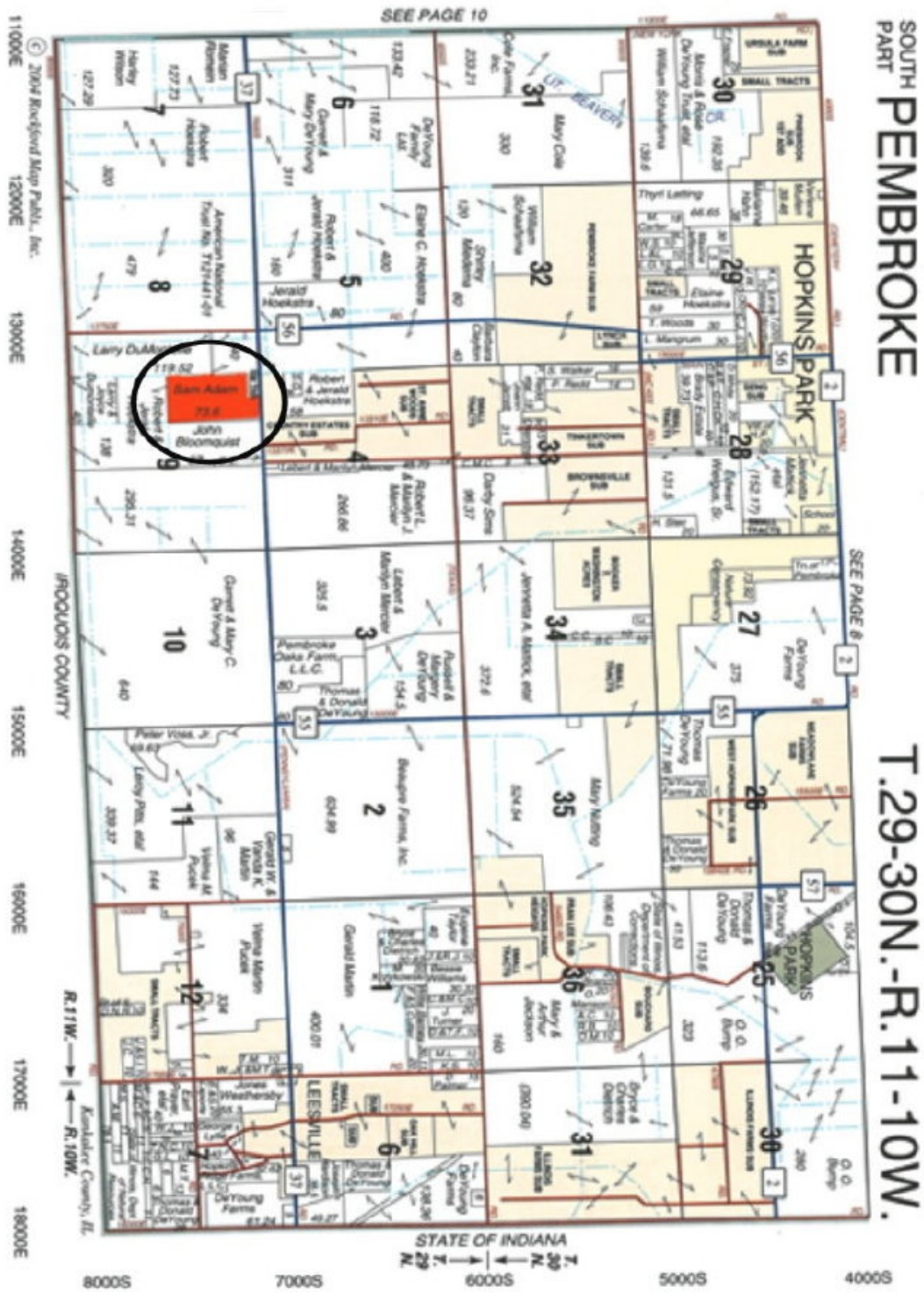


- Hidden Gem! Secluded location just outside of St. Anne, IL
- Extensive set of buildings, including pool and tennis courts
- Very low taxes
- Mostly wooded land, some fence in place if you want to raise cattle
- Recreational uses include hunting, fishing
- Not far from Chicago or the suburbs for a recreation retreat.

www.bigfarms.com

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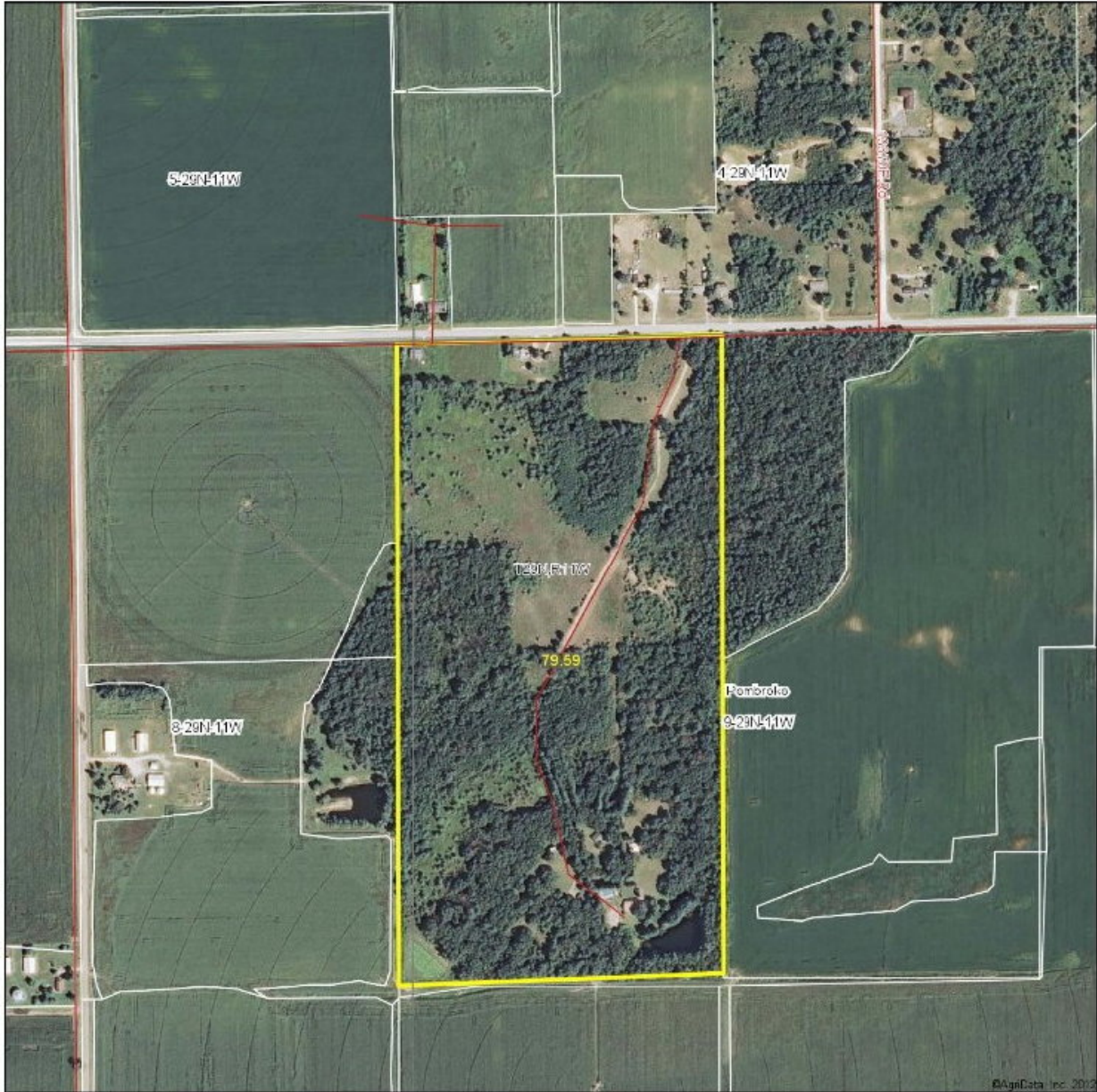
PLAT MAP



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AERIAL MAP



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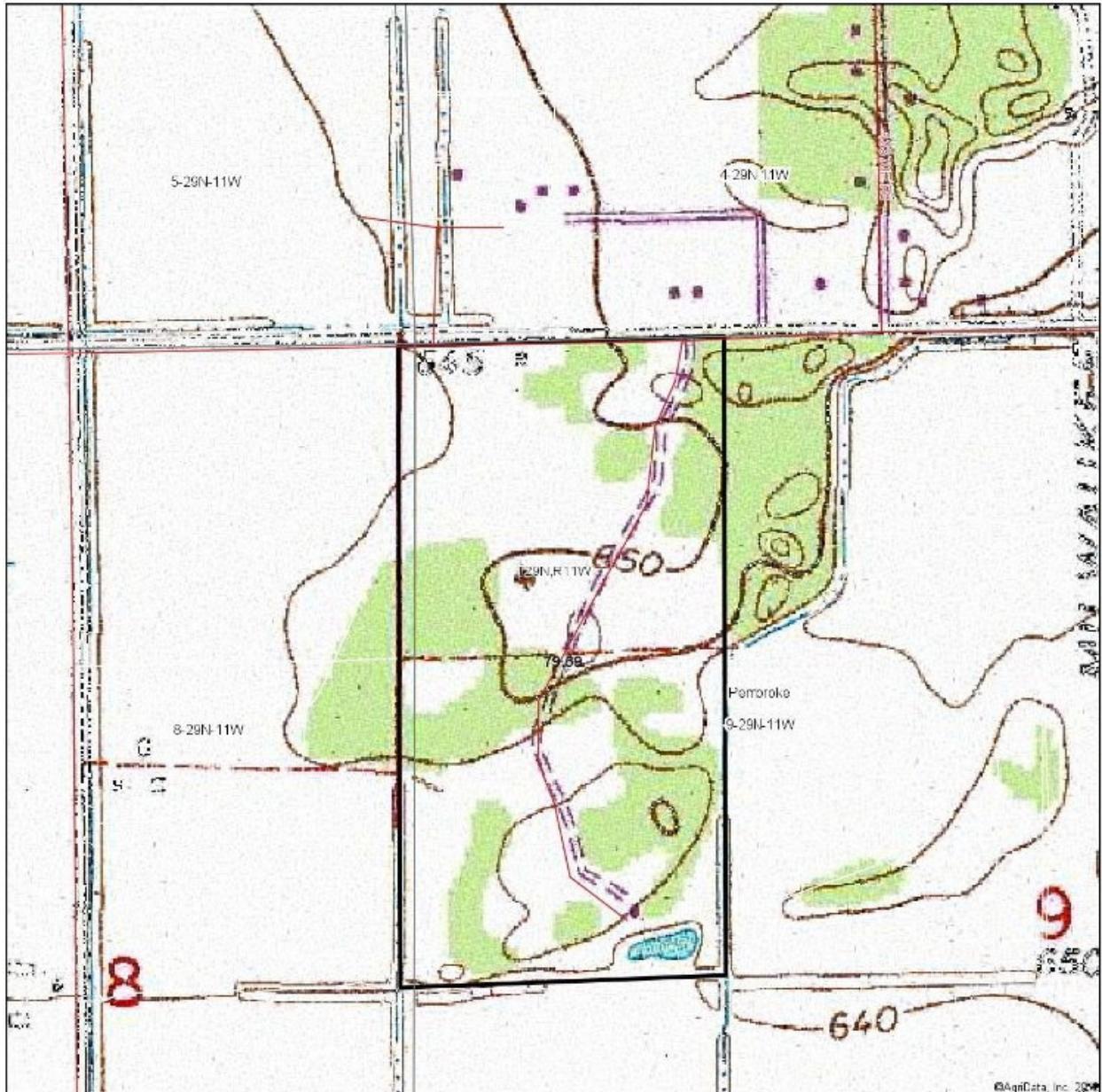
9-29N-11W
Kankakee County
Illinois

map center: 41° 1' 14.18, 87° 37' 0.82
scale: 6748



5/10/2012

TOPOGRAPHY MAP



Maps provided by:
 **surety**
CUSTOMIZED ONLINE MAPPING

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9-29N-11W
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LISTING DETAILS

GENERAL INFORMATION

Listing Name: St. Anne Farm 73
Tax ID Number/APN: 0-27-09-100-004
Sale Terms: All Cash

AREA & LOCATION

School District: St. Anne High School District #302
Location Description: About 4.25 miles East of St. Anne on County road 7000S.
Site Description: Secluded location in Kankakee County. Not far from Chicago or the suburbs for a recreation retreat.

LAND RELATED

Tillable Acres: No tillable acres. Small areas of open space, but mostly wooded and partially fenced.
Buildings: The property has an extensive set of buildings in average to above average condition. This was an exclusive get away that is simply not used by the family any longer. Two Homes are included. Care takers house 30X35 in very good condition. Main home is estimated to be about 2800 Sq. Ft. including year round porch. The house has three bedrooms plus kitchen, game room and library on a slab foundation. It does need some TLC. In-ground pool 25X45. Tennis courts & basketball courts. A-frame play house. Workout shed 30X50. Tool shed 36X60. Video and pictures.

FINANCIALS

Real Estate Taxes: \$1251.06
Investment Amount: \$394,000.00

LOCATION

Address: 13224 7000S Road St. Anne, IL
County: Kankakee

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real-estate, LLC has previously entered into an agreement with a client to provide certain real estate brokerage services through a Broker Associate who acts as that client's designated agent. As a result, Broker Associate will not be acting as your agent but as agent of the seller.

DISCLAIMER

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