



119 N. Second St.
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LOTS-ACREAGE-FARMS

Price: \$39,900

Address: 7054* N. 16860 E Road (Oak Grove Sub.), Grant Park, IL 60940

County: Kankakee

Township: Yellowhead

Zoning: A-1 - Agricultural **Taxes:** Year – 2010: \$740.92

Lot Size: 125' x 185.50' **PIN:** 01-04-25-404-011-0000

Legal: Lot 20 in Oak Grove Subdivision Second Addition being a Subdivision of part of Lot 7 and 8 and a Subdivision of part of Section 25, Township 32 North, Range 14 East of the Third Principal Meridian, in Kankakee County, Illinois.

Schools: Grant Park Community Dist. 6

Miscellaneous: Want to build that dream home in a beautiful country setting without a lot of yard to maintain? This 1/2 acre lot is zoned A-1, has mature trees and even comes mostly fenced. Just minutes from Minne Monesse Golf Course. 30 minutes or less to I-57, I-394, & I-65. Confirmed with Kankakee Co. Zoning that a single family residence can be built (stick/modular/mobile home). Mobile home must have permanent foundation. Must meet zoning setbacks, etc. Grant Park School Dist. impact fee imposed.

Directions: Rt. 1 beyond Grant Park to Rt. 17, continue (E) to 16000 Road (Minne Monesse Golf Course), turn right (S) to 7000, (E) to 16860, (N) to property. *Street # is approximate.

Note: Seller is a licensed real estate agent

**DATA HEREIN IS BELIEVED ACCURATE BUT NOT WARRANTED – SIZES ARE APPROXIMATE!
INFORMATION NOT GUARANTEED. CHECK FLOOD INSURANCE**

Broker: Linda J. Fredrickson
Managing Broker: Evan Roberts

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