

Feeney Industrial Development Property

FOR SALE

I-80 CORRIDOR, MINOOKA, IL

55.05

Taxed Acres

\$3,578,250

\$65,000 per Acre



LOCATION: This property is adjacent to I-80, on North side of the Village of Minooka; 0.5 miles east of Ridge Road exit along Holt Road and with nearly 1/2 mile frontage on Wabena Road.

DEVELOPMENT POTENTIAL: This property is within the comprehensive plan for the Village of Minooka and planned zoning is Office, Research, Light Industrial (ORI). The Ridge Road exit of Interstate 80 is approximately 5 miles west of I-55 in the Bolingbrook/Romeoville/Joliet industrial development corridor. It is in a prime location for a logistical center providing access to both the N-S and E-W Interstate system around Chicago.

DESCRIPTION: Part of the East 1/2 SW 1/4 Sec 36, T35N R8E, Seward Township, Kendall County, IL.

KENDALL COUNTY: 09-36-300-009, 55.05 taxed acres, 2020 taxes paid = \$2,312.90 (\$42.01/ac), currently zoned agricultural A-1.



Craig Mann, Broker
815-592-6266
www.mangesrealtyinc.com

Manges Realty, Inc.
3939 Garnette Ct.
Naperville, IL 60564
630-730-2975

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SOILS: Predominate soils are El Paso and Chenoa silty clay loams, with Graymont silt loams. Topography is gently rolling with primarily 0-5% slopes. SOIL PI = 132.9.

SURVEY: No current survey on file. Survey to be completed upon contract signing.

FARM LEASE: Free of lease for 2022 crop year until March 1, 2022.

Soil Map, Topo Map and additional Information is available online at www.mangesrealtyinc.com



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