

Potential Industrial Properties

**FOR SALE**

ROUTE 6, CHANNAHON, IL

**289.44**  
Surveyed Acres



**Manges Realty, Inc is pleased to present the following properties for sale near the Village of Channahon.**

**LOCATION:** North side of US Route 6, one mile east of Brisbin Road and west of CSX railway. One mile east of Brisbin Road exit of Interstate 80, easy access to Route 6 corridor. This is a corridor of rapid growth for industrial and logistics development. The Brisbin Road exchange is rapidly becoming the preferred access point for I-80 traffic and this corridor.

**DESCRIPTION:** Part of Section 17 T34N R8E, Aux Sable Township, lying west of railway. Specifically, part of the South 1/2 except the W1/2 W1/2 SW1/4, the SE1/4 of NW1/4 and W1/2 SW1/4 of NE1/4; all in Section 17 T34N R8E, Aux Sable Township, Grundy County, IL.



Craig Mann, Broker  
815-592-6266  
[www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)

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



# Potential Industrial Properties

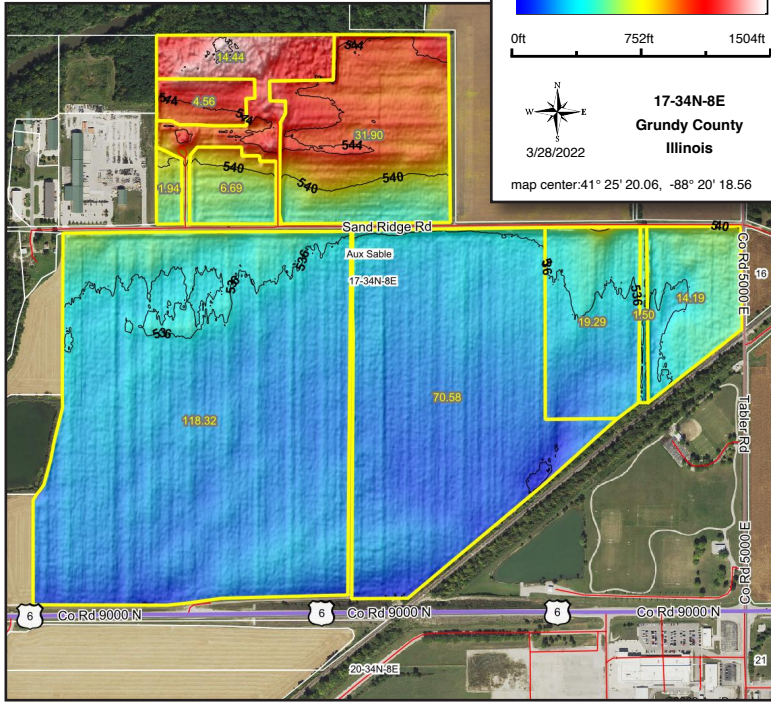
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## ROUTE 6, CHANNAHON, IL

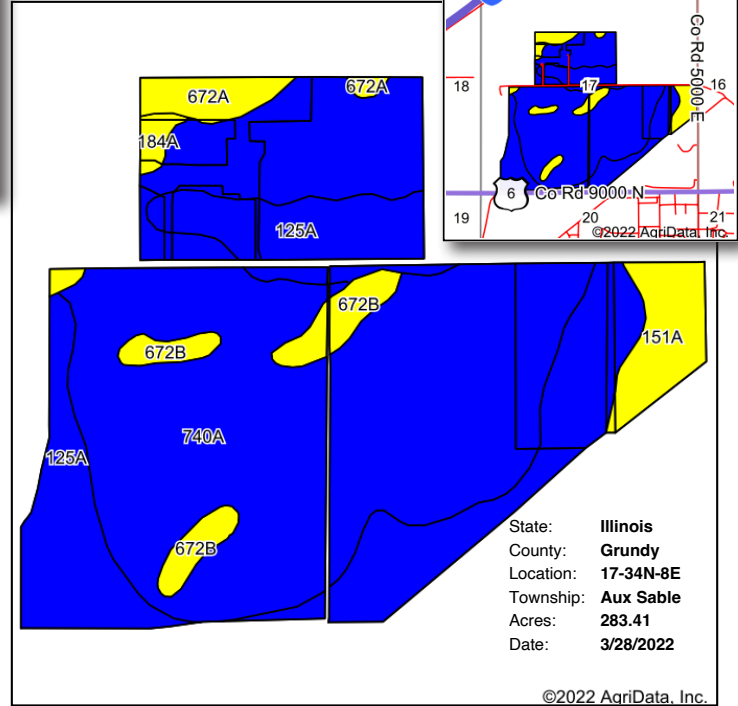
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Surveyed Acres

Topography Hillshade Map



Soils Map



Tax Parcels

PIN	Taxed Acres	Taxes
03-17-100-005	20.00	\$10,117.14 (w/ residence)
03-17-100-006	20.00	\$6,630.02 (w/ residence)
03-17-400-002	36.32	\$993.60
03-17-400-001	40.00	\$1,240.82
03-17-400-003	31.00	\$1,005.34
03-17-200-002	20.00	\$627.00
	167.32	\$20,613.92
03-17-300-006	119.85	\$3,772.86

Soil Statistics Table

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
740A	Darroch silt loam, 0 to 2 percent slopes	177.93	62.8%	Blue	1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	177	57	129
125A	Selma loam, 0 to 2 percent slopes	72.40	25.5%	Blue	0.5ft.	> 6.5ft.	Poorly drained	FAV	176	57	129
**672B	Resent loam, 2 to 5 percent slopes	11.80	4.2%	Yellow	> 6.5ft.	> 6.5ft.	Well drained	FAV	**156	**50	**116
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	11.72	4.1%	Yellow	1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	151	51	114
672A	Resent loam, 0 to 2 percent slopes	6.85	2.4%	Yellow	> 6.5ft.	> 6.5ft.	Well drained	FAV	158	51	117
184A	Roby fine sandy loam, 0 to 2 percent slopes	2.71	1.0%	Yellow	1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	145	50	111
Weighted Average									174	56.2	127.4

**DETAILS:** Approximately 1/2 mile frontage on US Route 6. Also, 3/4 mile frontage on Sand Ridge Road and frontage on Tabler Road. Approximately 1/2 mile of CSX railway exposure.

Village of Channahon purchased property south for new proposed sewage treatment facility. Studies and planning are in process for new plant.

Leased for farming purposes for 2024.

**PRICE:** Contact broker for pricing.

Aerial, topography, soils maps and survey available.

\*All information deemed to be accurate and from reliable sources, but not guaranteed.

Additional Information is available online at [www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)



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