



FOR SALE HANCOCK COUNTY, IL

18.17 ACRES, AG/COMMERCIAL SHOP & OFFICE NORTH OF CARTHAGE, IL

TRACT INFORMATION

Hancock County, IL Real Estate

18.17 Acres, Ag/Commercial Shop & Office North of Carthage, IL

Rock Creek Township

Physical Address: 1830 E County Rd 2100, Burnside, IL 62330

PIN: 08-13-300-004

2024 Real Estate Taxes: \$3,359.16

Asking Price: \$1,100,000

PROPERTY DETAILS

80'x 200'x 20' Shop

- Built in 2023
- Main shop area measures 100'x 80', is fully finished & insulated w/ concrete floor & includes (2) insulated 30'x 18' electric swing-out doors, floor drain, bathroom, break room, office & parts room, (3) forced air furnace units, one unit heats & cools the office, break room & parts room, the other 2 units heat the main shop area (they are set up to have condensers added for air conditioning)
- Middle shop area measures 40'x 80', fully finished & insulated w/ concrete floor & includes (1) insulated 24'x 18' electric swing-out door, (1) 16'x 18' overhead door allows access to the main shop area, this area does not have heat or air
- The north shop area measures 60'x 80', gravel floor, non insulated & includes (2) 20' manual sliding doors

28'x 40' Office

- Built in 2015 (Roof replaced in 2023)
- (3) offices, reception area, break room & bathroom
- Forced air furnace & central air conditioning
- 10'x 40' covered front porch
- Nice interior finishes including ceramic tile flooring, drywall, vinyl double hung windows, can lights, etc.
- Could easily be converted into a home
- New septic tank installed in 2023 serves both the Office & the Shop

Other Property Information

- (4) concrete grain bin pads w/ 600 amp electrical service
- Open front storage shed
- Ameren Electric, Dallas Rural Water, Frontier Internet Service
- Nearly 10 acres are currently being farmed
- Deer Creek meanders through the property
- Potential building sites



For additional information, contact our real estate representatives:

MICHAEL SULLIVAN
(309) 333-0916

LOUIE ZINN
(319) 795-2314