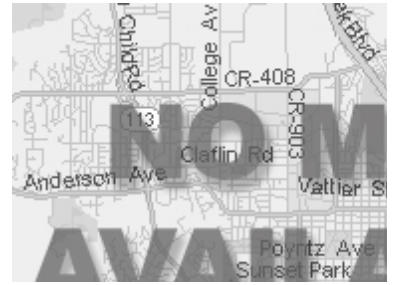


LAND



Class	Land
Type	Land
Listing ID	12688074
Orig Listing Key	12688074
Expiration Date	6/15/2027
Listing Agreement	Exclusive Right To Sell
Listing Contract Date	6/29/2026
Orig Listing ID	12688074
List Price	\$1,100,000
Original List Price	\$1,100,000
MLS Status	New
Actual Status	New
Sale/Rent	For Sale
Standard Status	Active
Comp Sale YN	No
Display Address on VOW YN	Yes
Days On Market	1
Display Listing on IDX YN	Y
Market Code	Active
Remarks on Internet YN	Yes
MRD Updated Date	6/30/2026
Update Date	6/29/2026 10:52 PM
Update Date	6/29/2026
Off Market Days	0
Price Per Acre	\$110,000.00



ADDRESS & LOCATION INFO

Address	Lot 1 Kimball Avenue	City	Woodstock
County Or Parish	McHenry	Directions	Rt 47, W on Lake Ave to Kimball OR Rt. 14, N on Dean, E on Kimball
MLS Area Major	98	Postal Code	60098
State	IL	Township	Dorr
Waterfront YN	No	Photos YN	Yes
Order a Virtual Tour	None	FIPS Code	17111
Originating System Name	mred	Doc Manager	0
Listing Visibility Type	Standard	Geocode Quality	Multiple Address Match
Price Per SQFT	\$110,000.00	Days On MLS	1
Listing City State Zip	Woodstock IL 60098	Attribution Contact	(815) 338-7111
Input Date	6/29/2026 3:50 PM	Price Hist On IDX YN	Yes
Market Time On IDX YN	Yes	Auto Val/AVM on IDX YN	No
Display Remarks on VOW YN	Yes	Backup Package YN	Yes
Franchisor Feed YN	No	IDX Comments Reviews YN	No
Originating System Modification Timestamp	6/30/2026	Expiration+1 Date	6/16/2027
Expiration+2 Date	6/17/2027	Expiration+180 Date	12/12/2027
Board Number	3	Corporate Limits	Woodstock
Buyer Broker Production Credit (%)	0	Floor Plans Count	0

AGENT & OFFICE INFO

Listing Agent 1	Rick J Bellairs - DIRECT: 815-382-8400	Listing Office 1	Berkshire Hathaway HomeServices Starck Real Estate - OFFC: 815-338-7111
Listing Agent 2	Tessa Jania	Listing Office 2	Berkshire Hathaway HomeServices Starck Real Estate - OFFC: 815-338-7111
Broker Owned/Interest YN	No	Buyer Team Production Credit (%)	0
List Team Production Credit (%)	100	CoBuyer Broker Production Credit (%)	0
CoBuyer Team Production Credit (%)	0	CoList Broker Production Credit (%)	0
CoList Team Production Credit (%)	0	List Broker Production Credit (%)	0
Holds Earnest Money	Yes	List Broker Additional Info	Cell: 815 382-8400
Managing Broker YN	No		

TAX INFO

Additional Parcels Desc	1308401021	Additional Parcels YN	Yes
Parcel Number	1308401016	Tax Annual Amount	\$238.00
Tax Year	2025	Additional Tax Info	134

PROPERTY CHARACTERISTICS

Lot Size Dimensions 882X336X647X310X337X632
Frontage Length 337
Total Listed Lots Avail 1
Ownership Fee Simple

Lot Size Acres 18.80
Parking Total 0
Approx Land Sq Footage 435600

PROPERTY STRUCTURE

Building(s) on Land YN No **Farm** No
Basement Bathrooms YN No **Bathrooms Total Integer** 0

GREEN INFORMATION

Green Information 0

ASSESSMENTS

Special Assessments No **Special Service Area** No

FEATURES

Documents Available Aerial Map Demographics Existing Survey Tax Bill Topographic Maps Plat Map Frontage Type City Street Possession Closing	Possible Use Development Multi-Family Road Surface Type Asphalt Special Listing Condition None Utilities Electricity Nearby Natural Gas Nearby Sewer Nearby Water Nearby	Water Source Municipal General Information School Bus Service Commuter Bus Commuter Train Land Description Cleared Level	Tax Exemptions None Internet Path All TRIBUNE
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

SCHOOLS

Elementary School District 200 **Middle Or Junior School District** 200
High School District 200

OCCUPANT/OWNER

Owner Name Lafontaine Ent Inc

MARKETING & REMARKS

Internet Addr Display YN Yes
Internet Auto Val Display YN No
Internet Consumer Comment YN No
Internet Listing Display YN Yes
Public Remarks 10 acre infill parcel. Single family, multi family, senior housing development potential. City water and sewer available. Level parcel with 320' frontage on Kimball plus additional road access on East Street and Spring Drive. Convenient location with easy access to Rt. 47, Rt. 14 and the town square and Metra train station.

UTILITIES

Electric Supplier Commonwealth Edison **Gas Supplier** Nicor Gas

SHOWING INFO

Showing Instructions Use Showing Assist or Call Client Care 888-362-3222, vacant land - walk it. **Secure Showing Assist Instructions** Vacant land, walk it
Some Photos Virtually Staged No

SYSTEM

Original CDOM 1 Docs Count 0 Originating System ID MRED Major Change Timestamp 6/29/2026 Picture Count 6	Original DOM 1 Input Date 6/29/2026 3:50 PM Status Change Timestamp 6/29/2026 Major Change Timestamp 6/29/2026
---------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------

ADDITIONAL PICTURES





Copyright 2024 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.