



HARDING
REAL ESTATE
FOR SALE

2.2 Acres - S. 7th St,
Rochelle, IL
Offered At \$250,000



LISTED & PRESENTED BY
SAM VAZZANO & CLANCY GREEN
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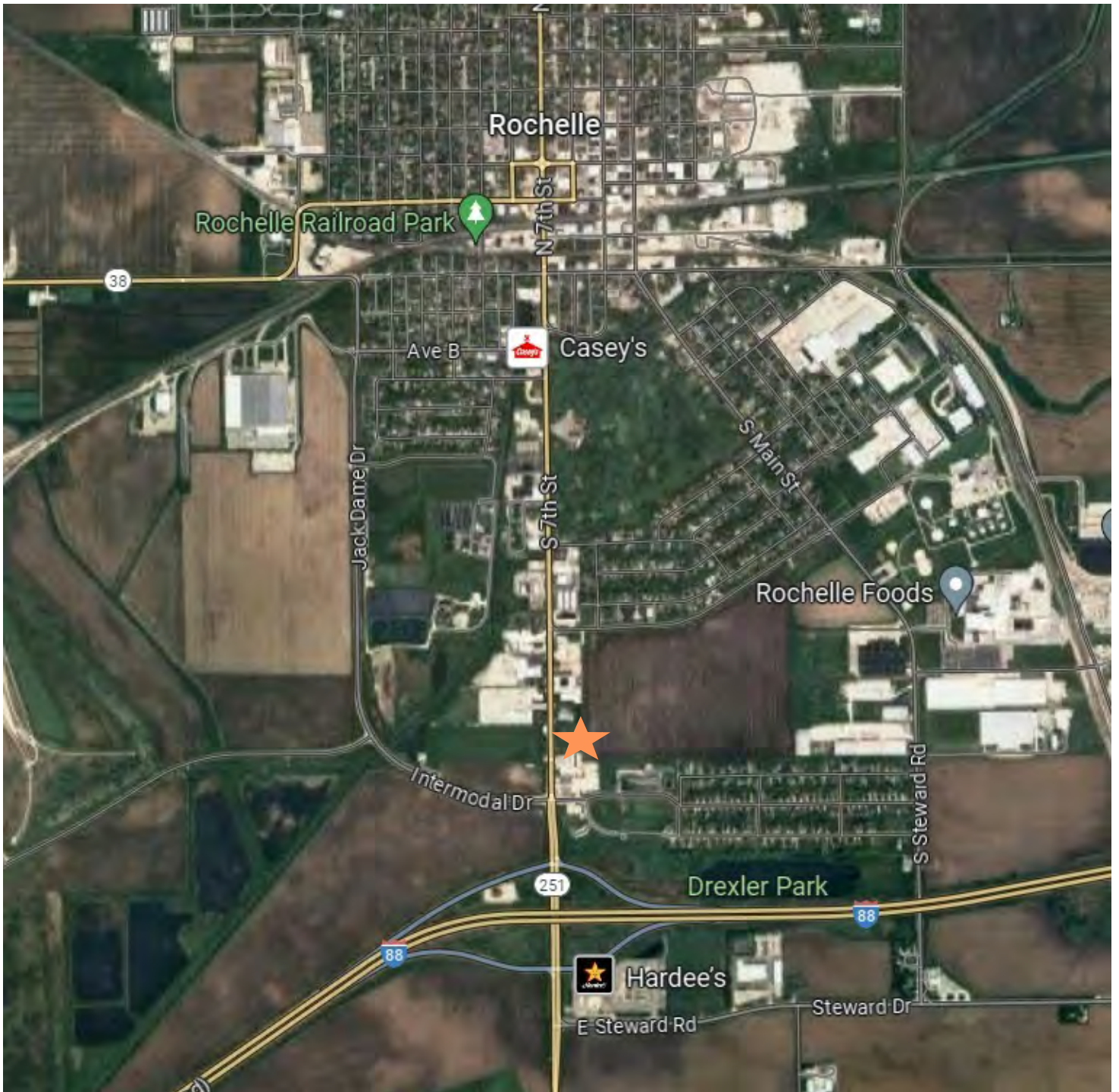
ADDRESS		CITY	ZIP
1091 S. 7TH STREET		ROCHELLE	61068
PRICE	OWNER	TOTAL TAXES	YEAR
\$250,000	OWNER OF RECORD	\$4,657	2023
TYPE	CORP LIMITS	ZONED	POND
VACANT LAND	UNINCORPORATED	A-1	NO
TOTAL ACRES	LOT DIMENSIONS	TOTAL TILLABLE	BUILDINGS
2.2	IRREGULAR	-	NO
ROLLING	ROAD FRONTAGE	SCHOOL DISTRICT	TERMS
NO	320 FEET	212 & 231	CASH/EXCHANGE/CONV.
SEWER	WATER	GAS	ELECTRIC
NEARBY	NEARBY	NONE	NEARBY

DIRECTIONS: E side of S 7th St.

Parcel #	ACRES	TAXES
1 24-25-376-019	2.2	\$4,657



Excellent location! This 2.22 acre vacant parcel is situated on Route 251. IDOT reports 5,800 vehicles per day past this property. Within the corporate limits of Rochelle the site provides an opportunity for development. With approximately 325' of frontage on Rt 251, this site lends itself to a unique development opportunity. Property is currently zoned commercial highway in the city of Rochelle.



Distances:

- 0.23 Miles from I88 & Rt 251 Interchange
- 1 mile to downtown Rochelle

HARDING

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Land
 Status: **NEW**
 Area: **1068**
 Address: **1091 S 7th St , Rochelle, IL 61068**
 Directions: **E side of S 7th St**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **2.22**
 Ownership: **Fee Simple**
 Corp Limits: **Incorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: - ?

MLS #: **12131165**
 List Date: **08/08/2024**
 List Dt Rec: **08/08/2024**

List Price: **\$250,000**
 Orig List Price: **\$250,000**
 Sold Price:

Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **1/1**
 Concessions:
 Contingency:
 County: **Ogle**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Contract Date:
 Financing:
 Subdivision:
 Township: **Flagg**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath: **No**

Remarks: **Excellent location! This 2.22 acre vacant parcel is situated on Route 251. IDOT reports 5,800 vehicles per day past this property. Within the corporate limits of Rochelle the site provides an opportunity for development. With approximately 325' of frontage on Rt 251, this site lends itself to a unique development opportunity. Property is currently zoned commercial highway in the city of Rochelle.**

School Data Elementary: (231) Junior High: (231) High School: (212)	Assessments Special Assessments: Unknown Special Service Area: No	Tax Amount: \$4,670 PIN: 24253760190000 Mult PINs: No Tax Year: 2023 Tax Exmps:	Miscellaneous Waterfront: No Acreage: 2.22 Appx Land SF: 96703.2 Front Footage: 325 # Lots Avail: Farm: No Bldgs on Land?: No
Zoning Type: Commercial Actual Zoning:			

Laundry Features: Lot Size: 2.0-2.99 Acres Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: Land Amenities: Farms Type: Bldg Improvements: Current Use: Agricultural/Land Only Potential Use: Location: Known Liens:	Ownership Type: Frontage/Access: Paved Driveway: Road Surface: Asphalt Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity: Relist: Seller Needs: Seller Will:	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric Nearby General Info: None Backup Package: No Backup Info: Possession: Closing Sale Terms:
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Broker Private Remarks:

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Buyer Ag. Comp.: 2%-\$395 (% of Net Sale Price) ? Showing Inst: Drive by. Do not walk the land without permission. Owner: Owner of Record Broker: Berkshire Hathaway HomeServices Starck Real Estate (5350) / (815) 338-7111 List Broker: Samantha Vazzano (58245) / svazzano@starckre.com CoList Broker: Clancy Green (51890) / (815) 382-0170	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: Yes Addl. Sales Info.: None Cont. to Show?: Ph #:	Addr on Internet?: Yes Lock Box: Special Comp Info: None Broker Notices: Expiration Date: 12/31/2024 Broker Owned/Interest: No
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More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12131165

Prepared By: Clancy Green for Kilkenny Group | Berkshire Hathaway HomeServices Starck Real Estate | 08/08/2024 09:19 AM



