

**OUTSTANDING DEVELOPMENT OPPORTUNITY**  
**APPROXIMATELY 48 ACRES**  
**PLAN APPROVAL FOR 120 SINGLE FAMILY LOTS**  
**GENOA, ILLINOIS**



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**PROPERTY FEATURES:** PRICE: \$1,600,000

**LOCATION DESCRIPTION:** THE PROPERTY CAN BE ACCESSED FROM ROUTE 72 (MAIN STREET) TO MADISON, TURN LEFT (SOUTH) ON MADISON, PROCEED TO THE THIRD STOP SIGN, WALTON, TURN RIGHT ON WALTON, AND PROCEED TO SITE.

**PLANNING:** APPROXIMATELY 48 ACRES WITH PRELIMINARY PLAN APPROVAL FOR 120 SINGLE FAMILY LOTS. PROPERTY MAY BE ABLE TO BE REPLANNED FOR TOWNHOMES AND/OR SMALLER SINGLE FAMILY LOTS.

**LOTS:** CURRENT PLANS SHOW LOTS THAT ARE 71'X90' UP TO 125'X140'. THERE IS POTENTIAL OF HAVING SMALLER LOT SIZES OF 50'X120'.

**FEES:** LOW FEES!! UNDER \$10,000

**SCHOOLS:** PROPERTY IS IN THE GENOA KINGSTON COMMUNITY SCHOOL DISTRICT #424.

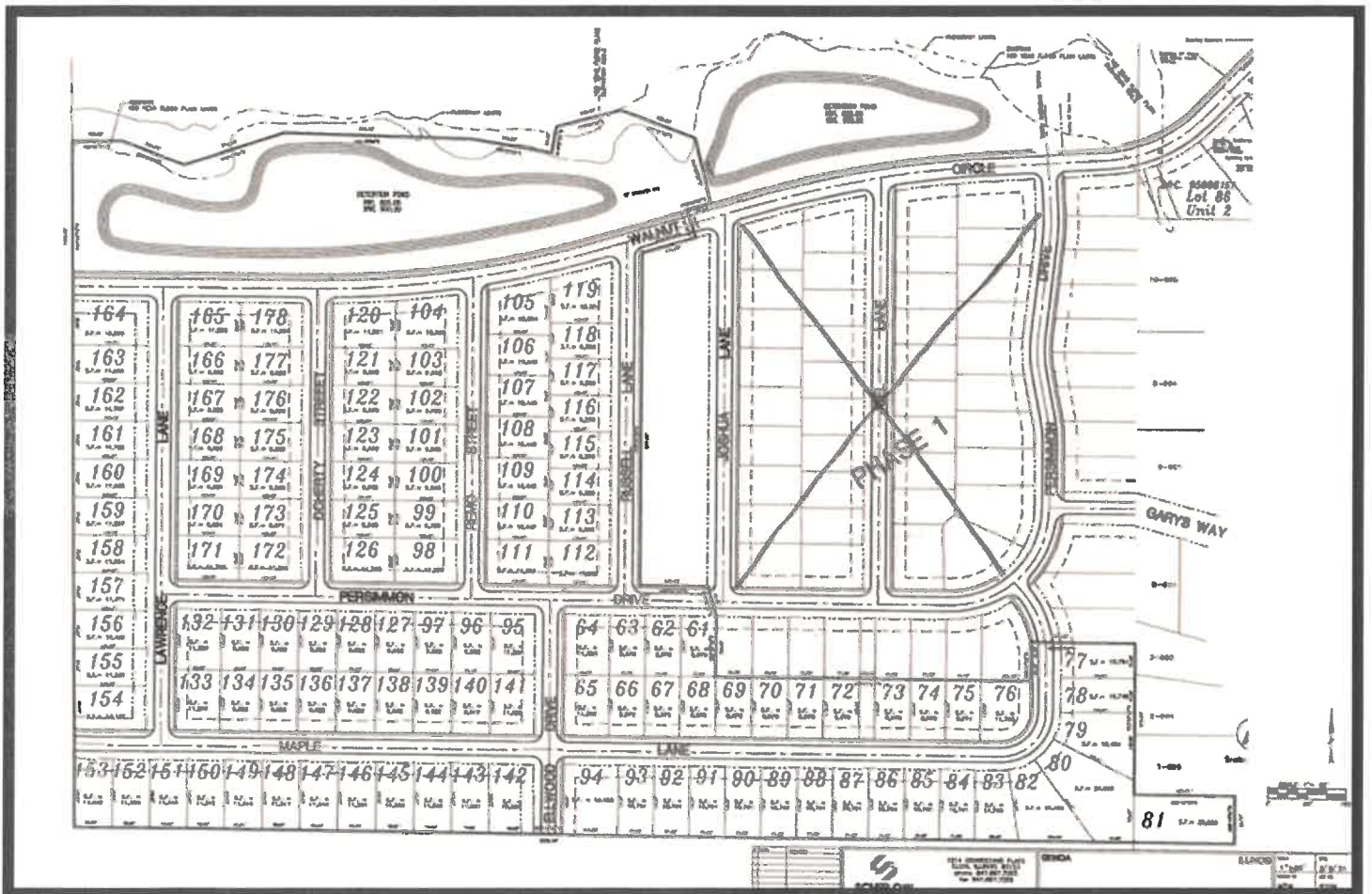
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**SITE PLAN**



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