

Land
 Status: **NEW**
 Area: **408**
 Address: **23200 Cooper Rd , Braidwood, Illinois 60408**
 Directions: **Essex Rd. south of Braidwood to Cooper Rd. East to Farm**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **IRREGULAR**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates: **N: S: E: W:**
 Rooms:
 Bedrooms:
 Basement:

MLS #: **07941712**
 List Date: **11/09/2011**
 List Dt Rec: **11/09/2011**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Custer**
 Bathrooms/
 (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$331,500**
 Orig List Price: **\$331,500**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **1**
 Points:
 Contingency:
 County: **Will**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Excellent hunting property only 1 mile east of Braidwood fish & wildlife area. Has a 12 acre buildable lot that can be sold off. 35 tillable acres MOL with the majority of the remaining being timber.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (255U)	Special Assessments: No	Amount: \$85	Waterfront: No
Junior High: (255U)	Special Service Area: No	PIN: 0124342000120000	Acreage: 78
High School: (255U)		Mult PINs: No	Appx Land SF:
Other:		Tax Year: 2009	Front Footage: 360
	Zoning Type: Agriculture	Tax Exmps:	# Lots Avail:
	Actual Zoning:		Farm: Yes
			Bldgs on Land?: No

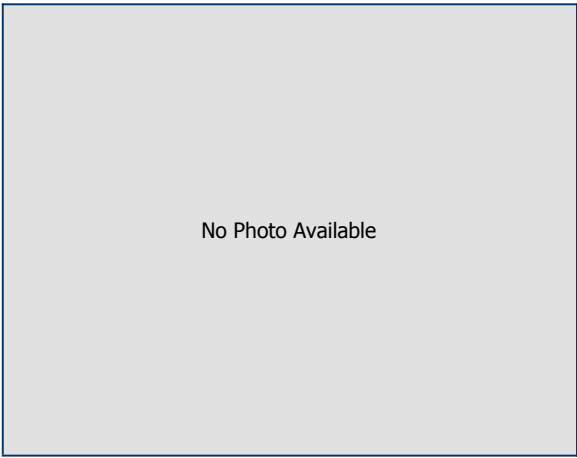
Lot Size: 25.0-99.99 Acres	Ownership Type:	Type of House:
Lot Desc:	Frontage/Access: Township Road	Style of House:
Land Desc:	Road Surface: Gravel	Basement Details: None
Land Amenities:	Rail Availability:	Construction:
Farms Type:	Tenant Pays:	Exterior:
Bldg Improvements:	Min Req/SF (1):	Air Cond:
Current Use: Agricultural/Land Only	Min Req/SF (2):	Heating:
Potential Use:	Other Min Req SF:	Utilities to Site: Electric Nearby
Location:	Lease Type:	General Info: School Bus Service
Known Liens:	Loans:	Backup Package: No
Seller Needs:	Equity:	Backup Info:
Seller Will:		Possession: Closing
		Sale Terms:

Agent Remarks: Additional 93.795 acres available at \$4,250 per acre. Additional acreage is located to the east and is continuous		
Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: No
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: None
Coop Comp: 2.5 (on Gross SP)	Addl. Sales Info.: None	
Showing Inst: call Marty 815-712-1709		Expiration Date:
Owner: oor	Ph #:	Agent Owned/Interest?: No
Broker: McConville Realty & Auctioneering (79980)	Ph #: (815) 246-7020	Team:
List Agent: Martin McConville, GRI (703642)	Ph #: (815) 712-1709	Email: martyatclass@hotmail.com
Co-lister:	Ph #:	More Agent Contact Info:

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MLS #: 07941712

Prepared By: Diana Norton | Norton Appraisal Service | 11/09/2011 09:53 PM



Land
 Status: **NEW**
 Area: **408**
 Address: **23200 Cooper Rd , Braidwood, Illinois 60408**
 Directions: **Essex Rd south of Braidwood to Cooper Rd. east to the farm on the south side of Rd.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **IRREGULAR**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates: **N: S: E: W:**
 Rooms:
 Bedrooms:
 Basement:

MLS #: **07941735**
 List Date: **11/09/2011**
 List Dt Rec: **11/09/2011**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Custer**
 Bathrooms/
 (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$398,628**
 Orig List Price: **\$398,628**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **1**
 Points:
 Contingency:
 County: **Will**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Excellent hunting property 1 mile east of Brailwood fish & wildlife area. Peoperty has a canal and several floodable areas and a timber hole for duck hunting. 27 tillable acres MOL the remaining being predominatly timber. Additional 78 acres available to the west.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (255U)	Special Assessments: No	Amount: \$108	Waterfront: No
Junior High: (255U)	Special Service Area: No	PIN: 0124342000110000	Acreage: 93.79
High School: (255U)		Mult PINs: Yes	Appx Land SF:
Other:		Tax Year: 2009	Front Footage: 90
	Zoning Type: Agriculture	Tax Exmps:	# Lots Avail:
	Actual Zoning:		Farm: Yes
			Bldgs on Land?: No

Lot Size: 25.0-99.99 Acres	Ownership Type:	Type of House:
Lot Desc:	Frontage/Access: Township Road	Style of House:
Land Desc:	Road Surface: Gravel	Basement Details:
Land Amenities:	Rail Availability:	Construction:
Farms Type:	Tenant Pays:	Exterior:
Bldg Improvements:	Min Req/SF (1):	Air Cond:
Current Use: Agricultural/Land Only, Recreational	Min Req/SF (2):	Heating:
Potential Use:	Other Min Req SF:	Utilities to Site: Electric Nearby
Location:	Lease Type:	General Info: School Bus Service
Known Liens:	Loans:	Backup Package: No
Seller Needs:	Equity:	Backup Info:
Seller Will:		Possession: Closing
		Sale Terms:

Agent Remarks: Excellent property priced right	Remarks on Internet?: Yes	Addr on Internet?: Yes
Internet Listing: All	VOW Comments/Reviews: Yes	Lock Box:
VOW AVM: Yes	Holds Earnest Money: Yes	Special Comp Info: None
Listing Type: Exclusive Right to Sell	Addl. Sales Info.: None	Expiration Date:
Coop Comp: 2.5 (on Gross SP)		Agent Owned/Interest?: No
Showing Inst: call listing agent		Team:
Owner: oor	Ph #:	Email: martyatclass@hotmail.com
Broker: McConville Realty & Auctioneering (79980)	Ph #: (815) 246-7020	More Agent Contact Info:
List Agent: Martin McConville, GRI (703642)	Ph #: (815) 712-1709	
Co-lister:	Ph #:	

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