Land

Status: **NEW**	MLS #: **11796210**	List Price: **$888,375**
Area: **1283**	List Date: **05/31/2023**	Orig List Price: **$888,375**
Address: **TBD Jersey Rd , Tampico, IL 61283**	List Dt Rec: **05/31/2023**	Sold Price:
Directions: **Corner of Jersey Road and Matznick Road**		
		Rental Price:
Closed:	Contract Date:	Rental Unit:
Off Market:	Financing:	Lst. Mkt. Time: **3**
Dimensions: **77**		Concessions:
Ownership: **Fee Simple**	Subdivision:	Contingency:
Corp Limits: **Unincorporated**	Township: **Tampico**	County: **Whiteside**
Coordinates:		# Fireplaces:
Rooms:	Bathrooms / (full/half):	Parking:
Bedrooms:	Master Bath:	Garage Type:
Basement:	Bmt Bath: **No**	# Spaces: **0**
Buyer Ag. Comp.: **2% (% of Net Sale Price)**		
Mobility Score: **-**		

Remarks: **Mostly tillable farm land. Some acres suitable for irrigation. Approximately 2640 feet of frontage on Matznick Road and approximately 1200 feet of frontage on Jersey Road. The tillable soils have a weighted productivity index of 118.6. The list price is $11,500 per surveyed acre. Leasehold rights for the 2024 crop year are open. Located west of Tampico, IL at the corner of Matznick and Jersey Road. See Additional Info for Aerial Map and Soil Map.**

School Data	Assessments	Tax	Miscellaneous
Elementary: **(3)**	Special Assessments: **Yes**	Amount: **$2,107.20**	Waterfront: **No**
Junior High: **(3)**	Special Service Area: **No**	PIN: **22204000040000**	Acreage: **77.25**
High School: **(3)**		Mult PINs:	Appx Land SF:
		Tax Year: **2022**	Front Footage: **2640**
	Zoning Type: **Agriculture**	Tax Exmps:	# Lots Avail:
	Actual Zoning:		Farm: **Yes**
			Bldgs on Land?: **No**

Laundry Features:	Ownership Type:	Type of House:
Lot Size: **25.0-99.99 Acres**	Frontage/Access: **Public Road**	Style of House:
Lot Size Source:	Driveway:	Basement Details:
Pasture Acreage:	Road Surface: **Asphalt**	Construction:
Tillable Acreage:	Rail Availability:	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc:	Min Req/SF (2):	Utilities to Site: **Electric Nearby**
Land Amenities:	Other Min Req SF:	General Info: **None**
Farms Type:	Lease Type:	Backup Package: **No**
Bldg Improvements:	Loans:	Backup Info:
Current Use: **Agricultural/Land Only**	Equity:	Possession: **Closing**
Potential Use:	Relist:	Sale Terms:
Location:	Seller Needs:	Addl. Sales Info.: **None**
Known Liens:	Seller Will:	Broker Owned/Interest: **No**

Broker: **Northwest Illinois Realty, LLC (93654) / (815) 631-8550**
List Broker: **John Rosengren (930363) / (815) 631-8550 / JohnRosengren@gmail.com; johnrosengren@gmail.com**
CoList Broker: More Agent Contact Info:

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