



21621 Rt 2 & 92 Highway

Port Byron, Illinois 61275

Sale Price: \$681,147

Property Features

- 71.67 acres located on corner lot off I-80 / I-88
- Approximately 20.1 acres is tillable
- 51.57 acres timber with a creek that flows along the west side of the property
- Utilities onsite: electric, gas and phone
- Property is licensed by the county to operate a barrow pit for the sale of dirt fill and will be assigned to the new owner

For more information:

John Corelis

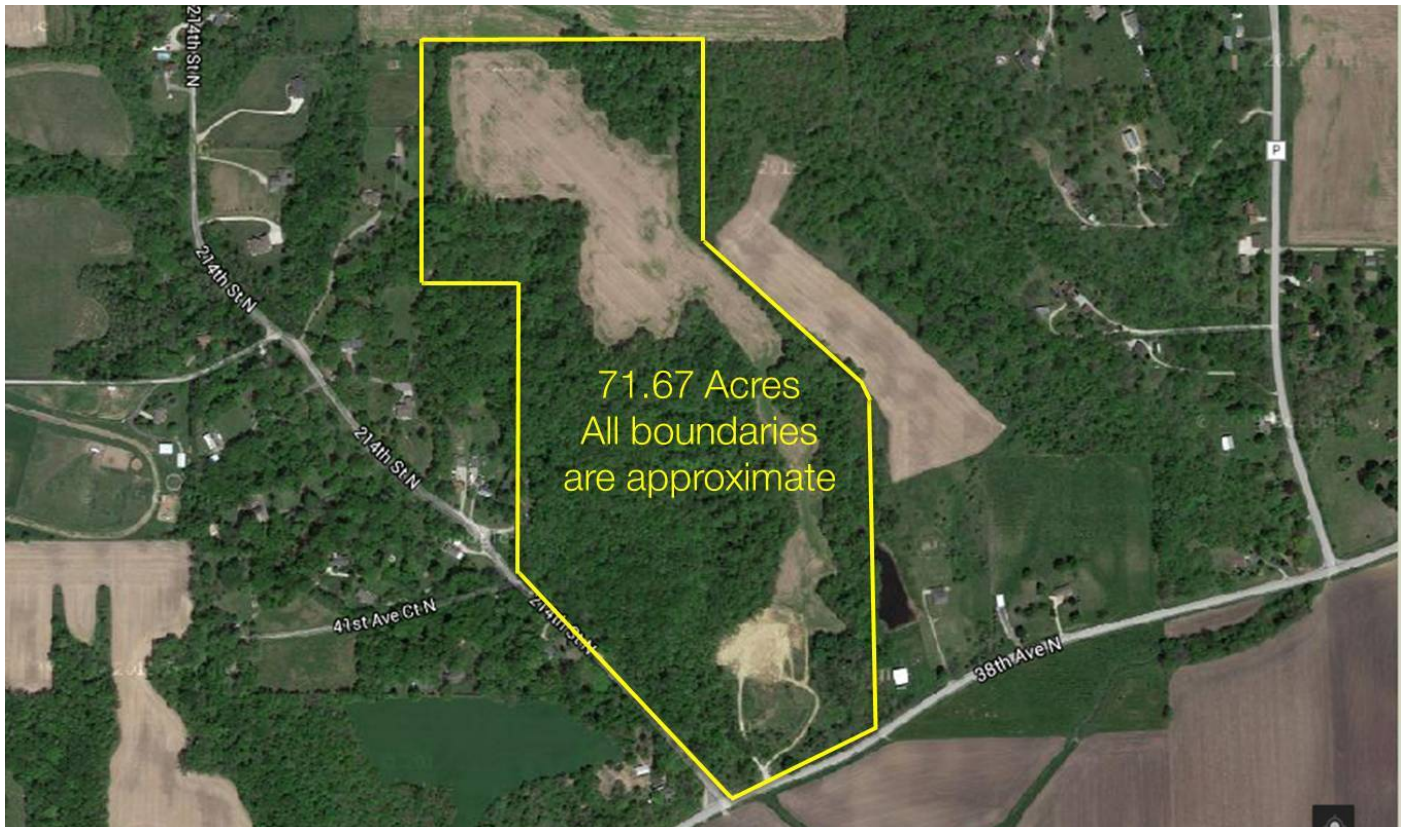
309 721 1064 • jcorelis@ruhlcommercial.com



For Sale

71.67 AC Of Development Land Off I-80 / I-88

71.67 Acres



Property Summary

Sale Price: \$681,147

Lot Size: 71.67 Acres

Parcel ID: 358-4

Zoning: Ag

Cross Streets: 38th Ave N (Rt 2) &
214th St N

Property Overview

Subject property is vacant development land, now farmed and zoned agricultural. According to public soils maps, primary soil type is Fayette Silt Loam(#280), Rozetta silt loam(#279), Sylvan-Bold silt loam (#962/f), (#278), (943F2 and Sylvan Silt Loam (#19). The property is leased for the 2015 crop year on a 50/50 basis without a written lease. The 2015 crop will be retained by the seller. In addition, the property has been licensed by the Rock Island County to operate a barrow pit for the sale of dirt fill. This license will be assigned to the new owner. Typical sale is \$.75 per yard as is. The property is being offered "as is" otherwise. The agreement with the farmer will be terminated effective December 31, 2015.

Location Overview

I 80 to I-88, Exit at Old Rt 2. Go left for approx. 1 mi. (On the NE corner of 214th St and Rt 2).

For Sale

71.67 AC Of Development Land Off I-80 / I-88

71.67 Acres

