

Feeney Industrial Development Property

FOR SALE

I-80 CORRIDOR, MINOOKA, IL

58.237

Surveyed Acres

\$6,515,300

\$110,000 per Acre



LOCATION: This property is adjacent to I-80, on North side of the Village of Minooka; 0.5 miles east of Ridge Road exit along Holt Road and with nearly 1/2 mile frontage on Wabena Road.

DEVELOPMENT POTENTIAL: This property is within the comprehensive plan for the Village of Minooka and planned zoning is Office, Research, Light Industrial (ORI). The Ridge Road exit of Interstate 80 is approximately 5 miles west of I-55 in the Bolingbrook/ Romeoville/Joliet industrial development corridor. It is in a prime location for a logistical center providing access to both the N-S and E-W Interstate system around Chicago.

DESCRIPTION: Part of the East 1/2 SW 1/4 Sec 36, T35N R8E, Seward Township, Kendall County, IL.

KENDALL COUNTY: 09-36-300-009, 55.05 taxed acres, 2023 taxes payable 2024 = \$2,677.32, currently zoned agricultural A-1.



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SOILS: Predominate soils are El Paso and Chenoa silty clay loams, with Graymont silt loams. Topography is gently rolling with primarily 0-5% slopes. SOIL PI = 132.9.

SURVEY: Existing survey to be provided upon contract signing.

FARM LEASE: Farm is leased for 2024 crop production.

**Soil Map, Topo Map and
additional Information is
available online at
www.mangesrealtyinc.com**



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