

MOTIVATED SELLER: Land For Sale



HORSE FARM / DEVELOPMENT LAND OPPORTUNITY

38W625 RT. 64, ST. CHARLES, IL 60175



OFFERING SUMMARY

Sale Price: Huge Reduction:
\$695,000

Lot Size: 14.29 Acres

Market: St. Charles

Submarket: Western Suburbs

2015 Property Taxes: \$12,326.10

PROPERTY OVERVIEW

Horse farm on scenic 14.29 acreage. Property also offers a 2,275 SF home, with 4 bedrooms, 2 baths and a 18' x 19' Sunroom. New A/C unit installed one year ago; full basement/cellar. Property also consists of a two-story horse barn with seven stalls (54' x 33' with a 26' x 26' shelter), a detached garage (25' x 40') and a pole barn (30' x 60').

Seller very motivated, all reasonable offers considered.

LOCATION OVERVIEW

Property located on Route 64. North of Campton Hills and just north east of the Route 64 / Randall Road intersection. Locale on scenic hilltop with over 1200 feet of road frontage.



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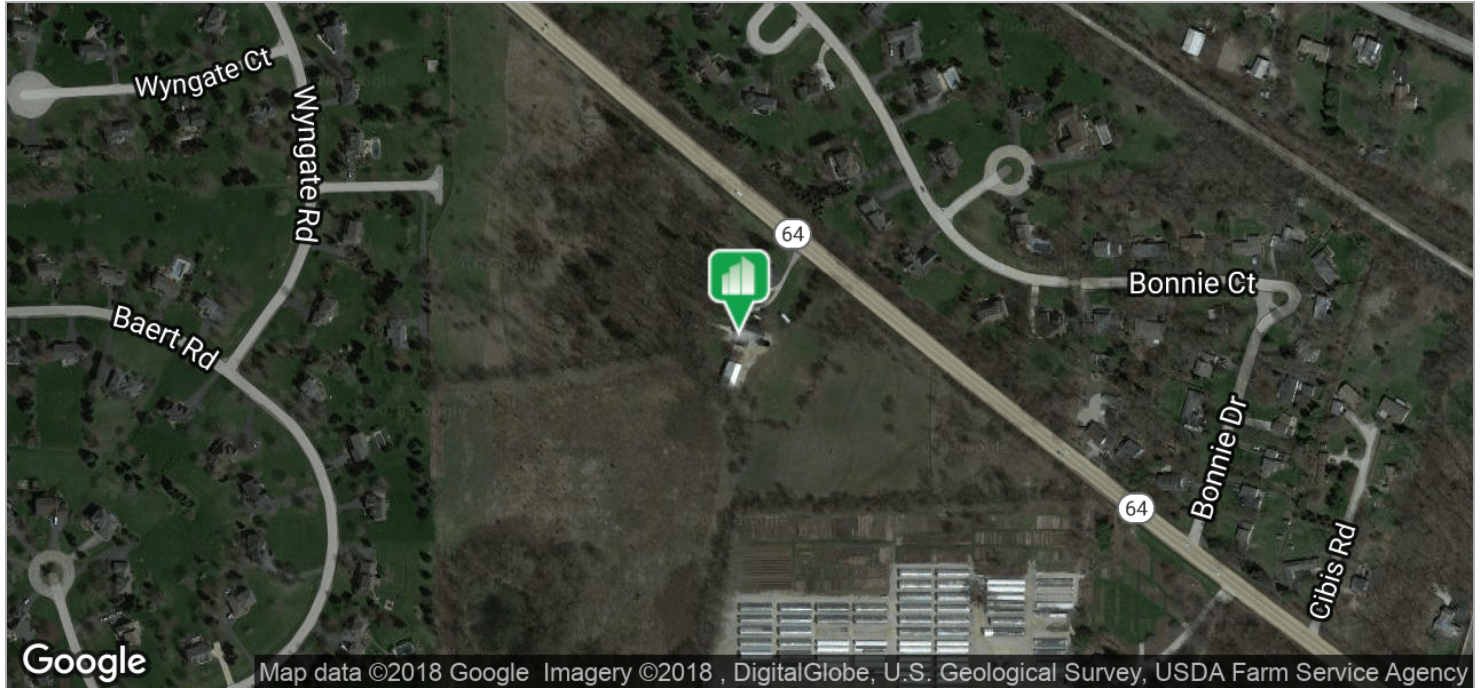


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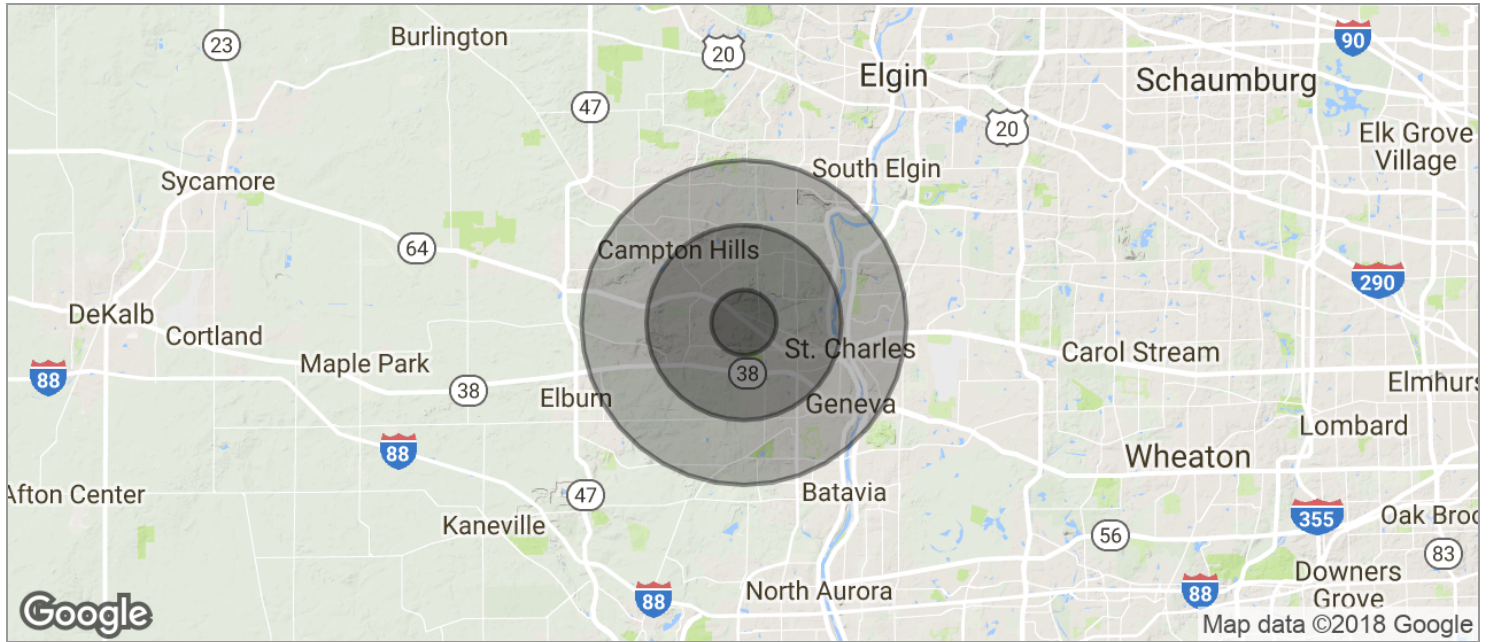
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,671	28,582	83,062
MEDIAN AGE	35.3	36.7	39.0
MEDIAN AGE (MALE)	35.6	36.7	38.5
MEDIAN AGE (FEMALE)	34.9	36.5	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,201	9,252	28,482
# OF PERSONS PER HH	3.1	3.1	2.9
AVERAGE HH INCOME	\$108,754	\$121,739	\$123,391
AVERAGE HOUSE VALUE	\$380,453	\$405,227	\$402,555
RACE	1 MILE	3 MILES	5 MILES
% WHITE	89.8%	91.3%	92.9%
% BLACK	3.9%	2.9%	1.7%
% ASIAN	1.5%	2.2%	2.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	4.0%	2.9%	1.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	16.2%	12.0%	7.4%

* Demographic data derived from 2010 US Census