

Acreage For Sale

ACREAGE:

3.40 Acres, m/l

LOCATION:

Dekalb County, IL



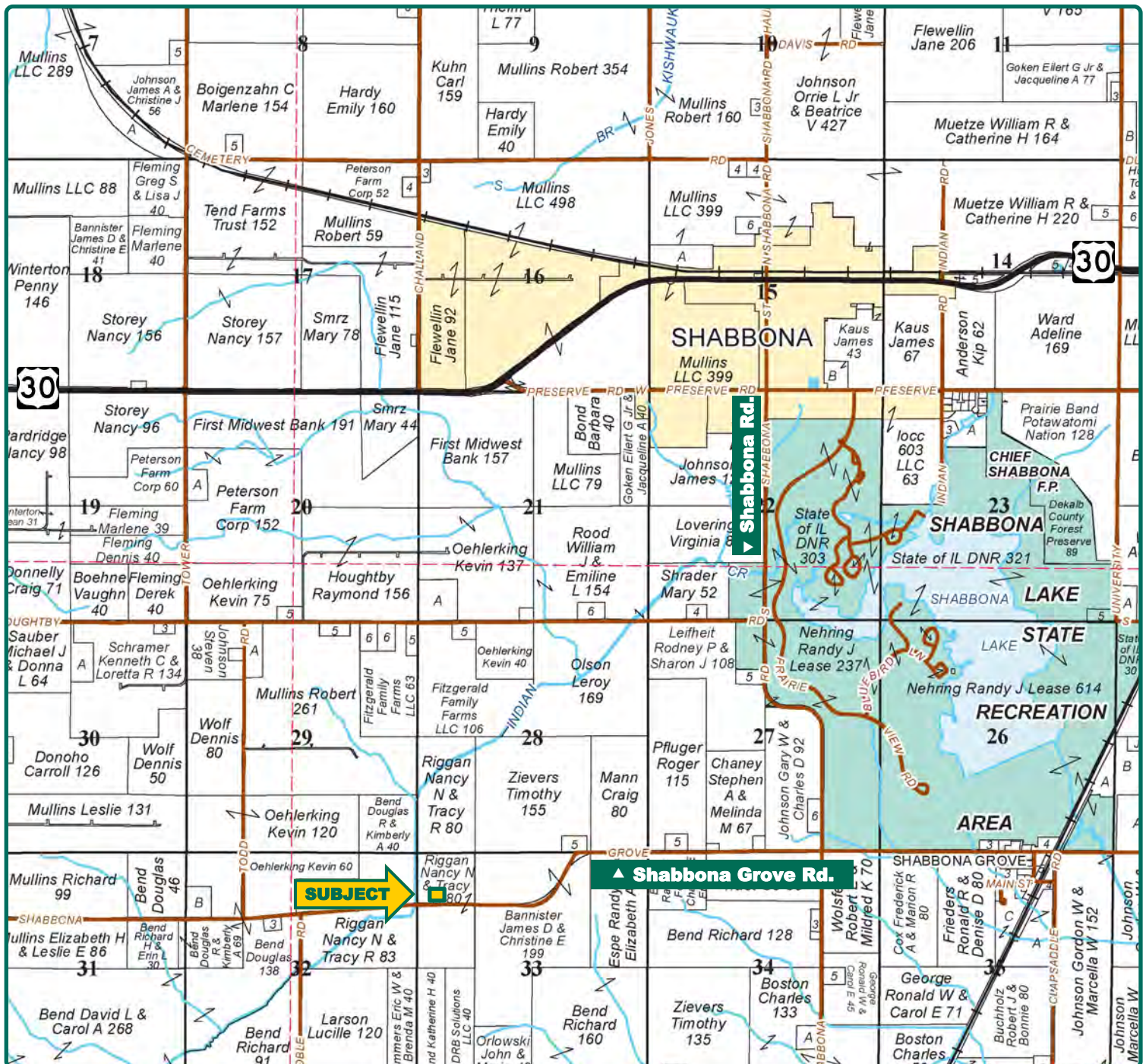
Property Key Features

- Beautiful Acreage on Hard-Surface Road with Outbuildings & Mature Trees
- Large 5 Bedroom House with 3 Floors of Well-Maintained Living Space
- Rural Living Opportunity near Shabbona, IL

Troy Dukes, CCA
Licensed Broker in IL
815-764-9082
TroyD@Hertz.ag

815-748-4440
143 N. 2nd St./ P.O. Box 907
Dekalb, IL 60115
www.Hertz.ag

Greg Akers
Licensed Broker in IL
815-751-0894
GregA@Hertz.ag



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Total Living SF: 2,564

Bedrooms: 5

Bathrooms: 2

Year Built: 1918

ADDRESS:

2061 Shabbona Grove Rd.
Shabbona, IL 60550

Property Information

3.40 Acres, m/l

Location

From Shabbona: go south on Shabbona Rd. for 2.5 miles, then west on Shabbona Grove Rd. for 1.8 miles. Acreage is on the north side of Shabbona Grove Rd.

Legal Description

Part of the SW¼ NW¼ NW¼, Section 33, Township 38 North, Range 3 East of the 4th P.M., Dekalb County, IL.

Price & Terms

- \$340,000
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2021 Taxes Payable 2022: \$3,483.00*

Taxable Acres: 3.40*

Tax Parcel ID #s: Part of 13-33-100-001

**Taxes estimated pending survey of property. Dekalb County Treasurer/ Assessor will determine final tax figures.*

House

This nice 3 story home was built in 1918. It consists of 2,564 square feet of finished living space and a full, unfinished basement with storage and a workshop. There is 1 bedroom and a full bath on the main level as well as 4 bedrooms and a full bath on the second level. The second level has hardwood floors and beautiful woodwork is found throughout the house. Several updates were completed in 2013, including installation of new appliances, the 2nd level bathroom, a room on the third level, and new electric throughout the home. House has vinyl siding.

Buildings/Improvements

The outbuildings include a 24' x 24' detached, 2 stall garage, a 40' x 60' machine shed, and a 40' x 29' wood corn crib.

Water & Well Information

There is one well located in the wellhouse on the southeast corner of the property.

Comments

Seller is open to offers on the small tractor, blade, wagon and tools that are currently in the machine shed.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Front Windows and Door Looking out to the Front Porch



Eat-in Kitchen with Updated Appliances



Living Room Looking Southeast



Master Bedroom Looking Northeast



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Dining Room Looking East



Woodwork between Dining Room, Living Room, and Den



Main Level Bathroom



Second Level Landing



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Second Level Bedroom Looking Southwest



Second Level Bathroom



Second Level Bathroom



Room on the Third Level



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Looking Northeast



Looking West



Looking Northeast



Looking Northwest



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