

5.075± SURVEYED ACRES LOT FOR SALE



1480 W. Clark Street City of Princeton, Illinois

- Excellent location just west of town with approximately 572± feet of frontage on Clark Street
- Beautiful lot for home
- Small creek along east property line with partially wooded area

For more information, contact:
Timothy A. Harris, Designated Managing Broker
815-875-7418 timothy.a.harris@pgim.com

22263 1365 N Ave, Princeton, IL 61356



Herrick Lot

5.075± SURVEYED ACRES



**1480 W. Clark Street
Princeton, IL 61356**

Location:

West of Main Street 1 mile on West Clark Street
5± miles north of Tiskilwa, IL
6± miles east of Wyandot, IL
11± miles northwest of Hennepin, IL
22± miles west of LaSalle/Peru, IL

Directions to Property:

From Interstate 80 exit US 26 south, turn west on Clark Street to property.



Size:

5.075± surveyed acres

Location:

1480 W. Clark Street, Princeton, IL
West of Main Street 1 mile on West Clark Street,
Located in the City Limits of Princeton, IL

Legal:

Located in part of Section 8, Princeton Township
16 North, Range 9 East, Bureau County, IL

Real Estate Taxes:

The property is part of parcel 16-08-301-009. The 2020 pay 2021 real estate taxes for this parcel totaled \$862.50, which includes additional farmland acreage. Exact real taxes to be determined after split with the Bureau County Assessor's Office.

Price:

~~\$200,000~~ **Reduced** \$79,900

Terms:

Cash, with closing 30 days after signing of sales contract

Zoning:

R1 - Single Family Residential

School District:

Princeton Grade School District 115
Princeton High School District 500
IVCC Junior College District 513

Utilities:

City services and utilities are available. Any questions should be directed to the City of Princeton Planning and Zoning Department.

Seller:

Dorothy E. Herrick

Agency:

Capital Agricultural Property Services, Inc. and
Timothy A. Harris, Managing Broker, represent and
are agents of the Owner/Seller.

For more information, contact:

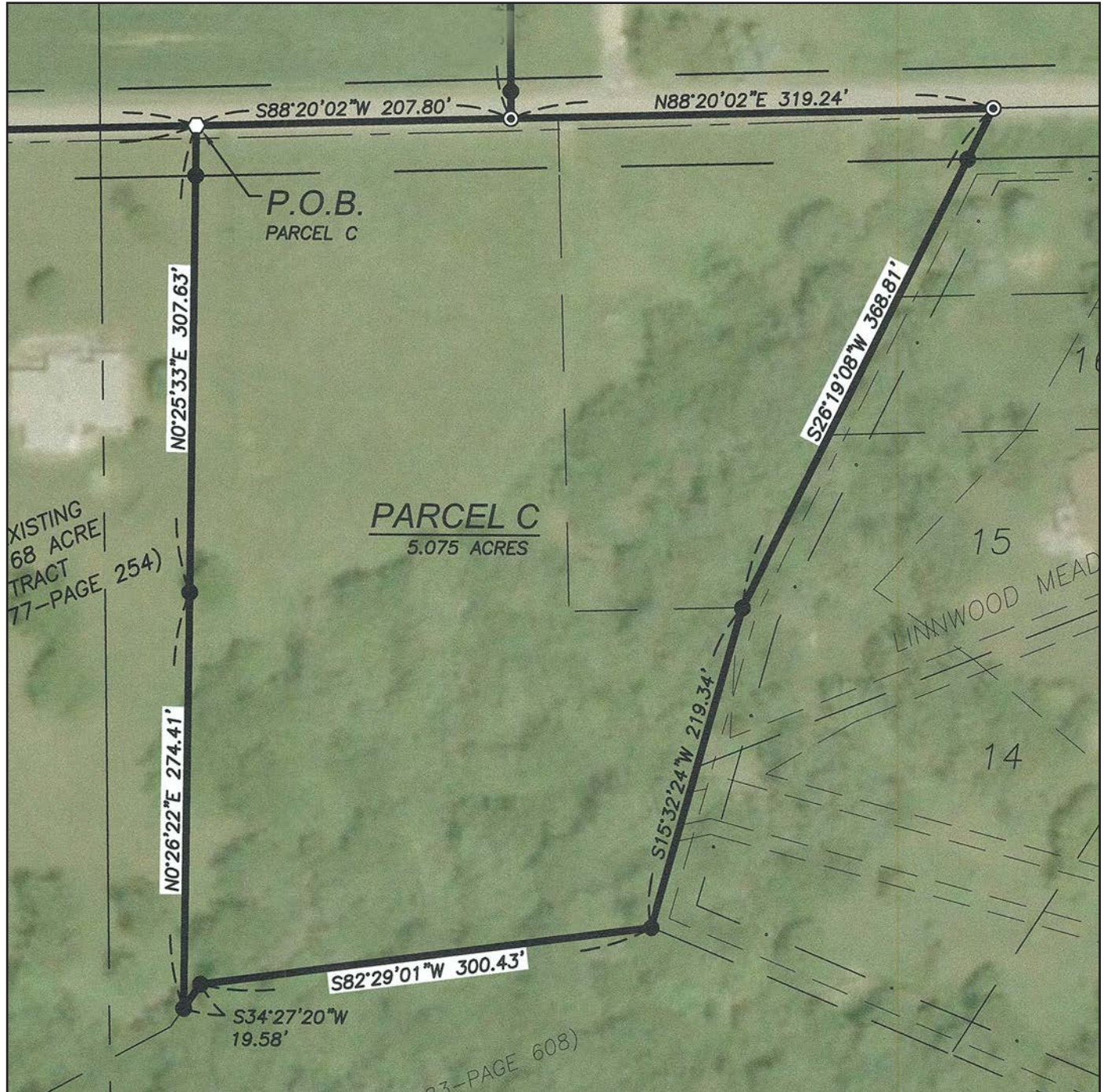
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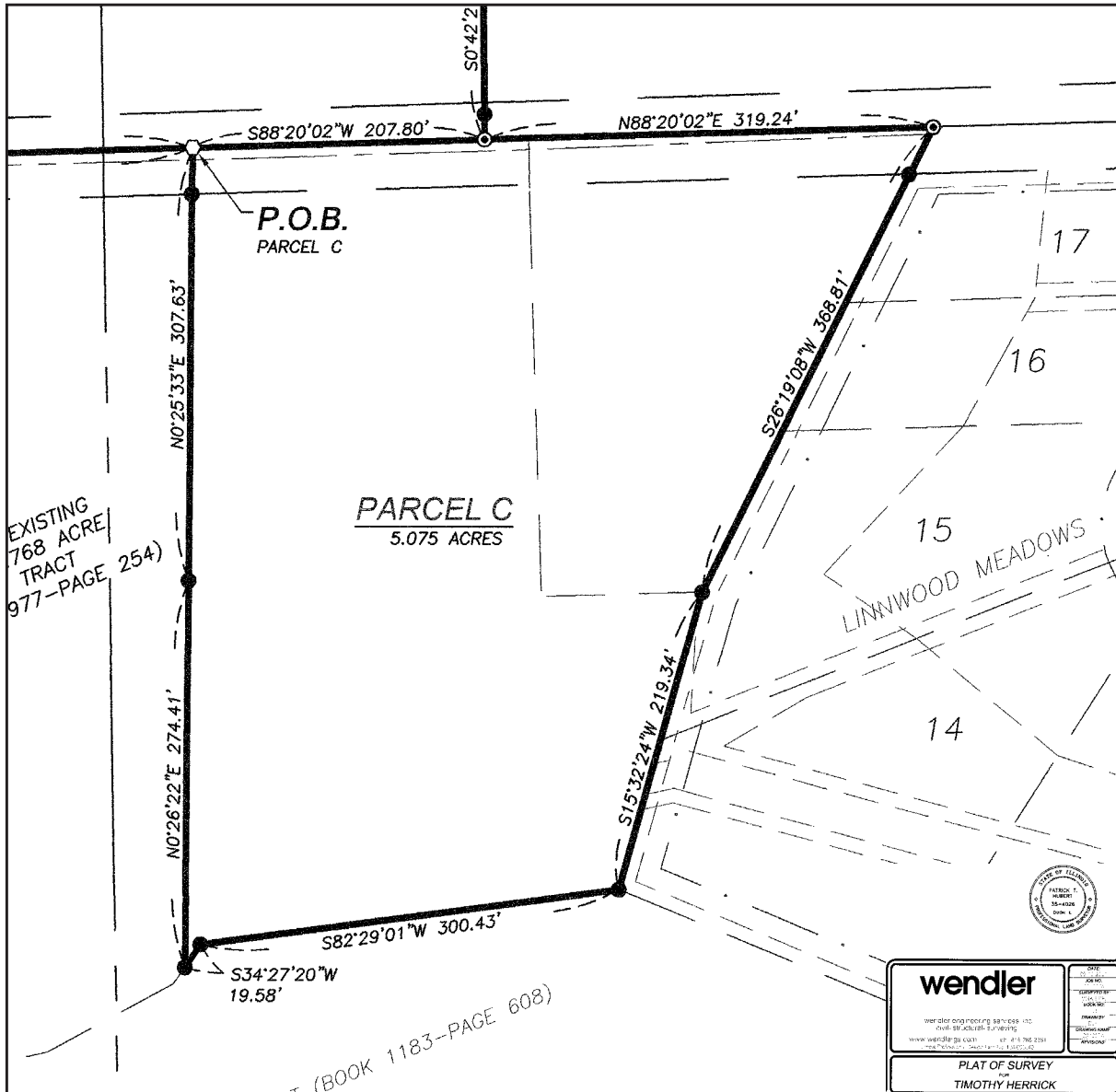


wendler	
wendler engineering services, llc 1001 W. 15th Street, Suite 100 www.wendler-gis.com	
PLAT OF SURVEY for TIMOTHY HERRICK	
DATE: JOB NO: COMPILED BY: CHECKED BY: DRAWN BY: APPROVED BY:	

Herrick Lot

5.075+/- total surveyed acres

1480 W. Clark St., Princeton, IL



DISCLAIMER All acres noted in this brochure are +/-.

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