



Land	MLS #:	11313155	List Price:	\$1,500,000
Status:	ACTV	List Date:	01/28/2022	Orig List Price: \$1,709,500
Area:	135	List Dt Rec:	01/28/2022	Sold Price:
Address:	14025 State Rt 72 , Genoa, IL 60135			
Directions:	East of Genoa IL on State Hwy 72			
Closed:		Contract Date:		Rental Price:
Off Market:		Financing:		Rental Unit:
Dimensions:	34.19 ACRES			Lst. Mkt. Time: 1167
Ownership:	Fee Simple	Subdivision:		Concessions:
Corp Limits:	Unincorporated	Township:	Genoa	Contingency:
Coordinates:				County:
Rooms:		Bathrooms	/	# Fireplaces:
		(full/half):		Parking:
Bedrooms:		Master Bath:		Garage Type:
Basement:		Bmt Bath:	No	# Spaces:
				0

Remarks: 34.19 acres with excellent development potential on State Hwy 72 on the east side of the city of Genoa. Located adjacent to both commercial and residential. Future Land Use Map is High Density Residential. 2019 IDOT traffic count of 8,100 cars daily. Easy access to I-90 from State Hwy 23 interchange. Canadian Pacific Railway siding tracks on north side of property. Sanitary sewer and city water at property edge. Home and buildings included. Currently Agriculture with class A soils of Danabrook, Elpaso and Barony. Productivity Index of 137. PINs: 03-20-326-001 and 03-20-326-010.

School Data	Assessments	Tax	Miscellaneous
Elementary: (424)	Special Assessments: No	Amount: \$4,631.18	Waterfront: No
Junior High: (424)	Special Service Area: No	PIN: 0320326011	Acreage: 34.19
High School: (424)		Mult PINs: Yes	Appx Land SF:
		Tax Year: 2022	Front Footage: 1325
	Zoning Type:	Tax Exmps:	# Lots Avail:
	Actual Zoning:		Farm: Yes
			Bldgs on Land?: Yes

Laundry Features:\$addtruncate>	Ownership Type:	Type of House:
Lot Size:25.0-99.99 Acres	Frontage/Access:State Road	Style of House:
Lot Size Source:	Driveway:	Basement Details:
Pasture Acreage:	Road Surface:Asphalt	Construction:
Tillable Acreage:	Rail Availability:Potential	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc:	Min Req/SF (2):	Utilities to Site:Electric to Site, Gas to Site, Sanitary Sewer Nearby, Water-Nearby
Land Amenities:	Other Min Req SF:	General Info:School Bus Service
Farms Type:	Lease Type:	Backup Package:Yes
Bldg Improvements:	Loans:	Backup Info:
Current Use:Agricultural/Land Only	Equity:	Possession:Closing
Potential Use:Commercial, Industrial/Mfg, Planned Unit Development, Residential	Relist:\$addtruncate>	Sale Terms:
Location:Mixed Use Area	Seller Needs:	Addl. Sales Info.:None
Known Liens:	Seller Will:	Broker Owned/Interest:No

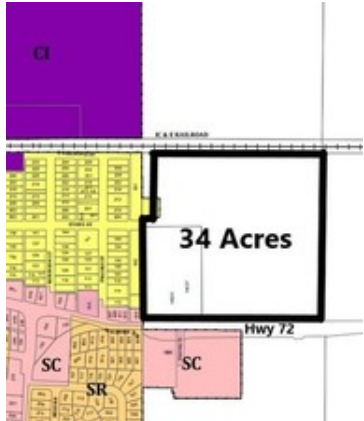
Broker: Hoffman Realty (93052) / (815) 522-3255
List Broker: Matthew Hoffman (930401) / (815) 501-3351 / mhoffmanrealty@yahoo.com
CoList Broker: Richard Hoffman (930173) / (815) 757-0368 More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: Matthew Hoffman | Hoffman Realty | 04/08/2025 12:55 PM

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