

Customer Display
Prepared For You By:

MATT DIFANIS

RE/MAX Realty Associates-Cha



() - x.



Residential Land &
Lots 2095516 A

1200 CR 2400E

\$75,000

RESIDENTIAL LAND

HOMER ,IL 61849

Region: 02 Area: 4 Grid: 0



Subdivision:

County:

CHAMPAIGN

Near: CR1200N

Town: Y/N

No

Lot Size: 290X450.73X290X450.8

Zoning:

AG

Acres: 3

Grade School:

HERITAGE

Jr. High:

HERITAGE

Senior HS:

HERITAGE

Fire Protect. Dist:

HOMER

PIN:

26-29-06-100-039

Contract Sale: No

Land Characteristics: Rural , Trees

Govt. Programs:

Taxes Yr: 2008

Tax Amt: 0

Special Asmnts: No

HOA Fees: No

M/A:

Flood Plain: (Y/N) No

Outbuildings: None

View: Farmland , Trees

Roads: County Road , Oil/Chip , Township

Utilities:

Sewer: None

Water: None

Site Data: None

Topography: Rolling

Improvements: None

Directions: Located on the E side of intersection of CR2400E & CR1200N. GPS coordinates: 40.0542, -88.0094

Remarks: This property represents a rare opportunity to acquire a 3-acre parcel that is an outstanding future home site, located in a rugged and scenic part of SE Champaign County, only a mile from the Homer Lake county forest preserve park & just a few hundred feet from the Salt Fork River. The property was previously owned by a tree nursery & still has dozens of trees throughout the parcel, many of which could be sold by the new owner to prepare a home site.

Possession: 30 DAYS



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR