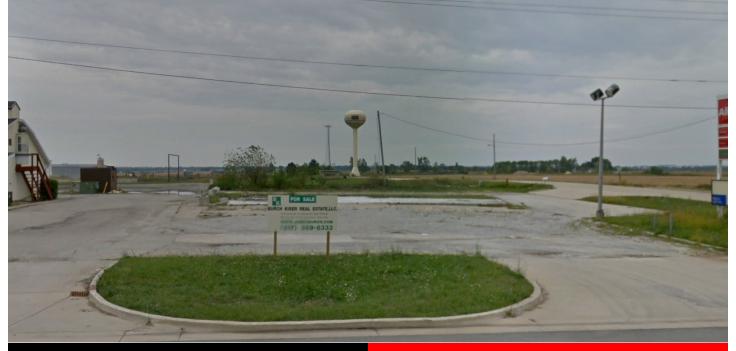


1080 W. Ottawa

Commercial & Industrial Real Estate Brokerage / Management Services www.BurchKiser.com

Property For: Sale



# **DESCRIPTION**

### **Interstate Redevelopment Property**

Prime Redevelopment Property just west of the intersection of Rt. 9 and Interstate 57 in Paxton, IL. The property is serviced by city water and city sewer. The property is well suited for any business that feeds off of the Interstate and Local traffic

Tract 1: Vacant Ground

**Traffic Count on I-57:** 16,700 cars per day

## **SPECIFICATIONS**

Lot Size: Tract 1: 0.37 Acres

**Zoning:** B-3 Service and Wholesale District,

City of Paxton, IL

**PIN:** Tract 1: 11-14-18-151-007

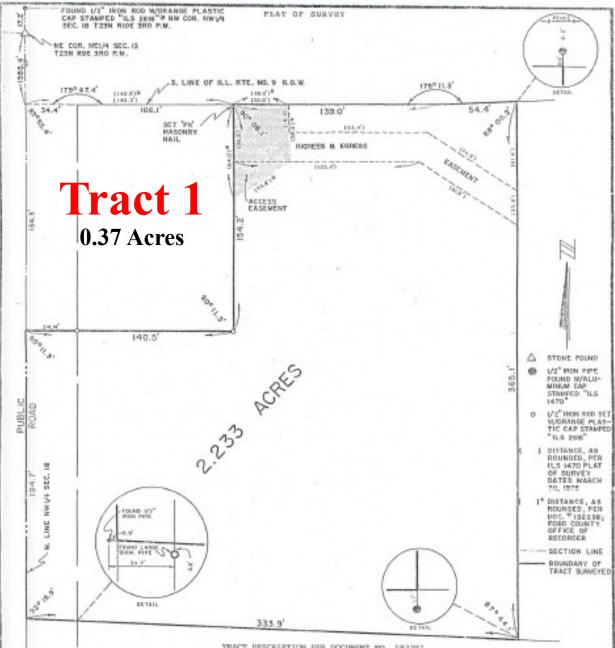
**RE Tax:** Tract 1: \$2,313.52 (2014 pay 2015)

**Price:** Tract 1: \$79,900

### MORE INFORMATION?

For additional information, please contact John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Seller.

Office: 511 N Neil St., Champaign, IL 61820



TRACT DESCRIPTION PER DOCUMENT NO. 192297

The Next 134.60 feet of the following described tract of Land, to-wit: A part of the West Half (NA) of the Morthwest Quarter (NA4) of Section Eighbour (12), Township Twenty-three (23) North, Renge Ten (10) Kest of the Third Principal Maridian, none particularly described as follows: Beginning at a point where the programed South right-of-way line of State Soute 9 intersects the West line of the Northwest Quarter (MAI) of said Section Eighteen (18), said point being 1366.24 feet Scuth of the Northwest corner of maid Section Eighteen (18); theree South 00 daysees 21 winotes 65 seconds Best along said West line 350,00 feet; theree South 88 chapman D7 minutes 45 seconds Best, 653,67 feet to its intersection with the Masterly right-of-way line of PAI Noote 57; theree Marth 42 degrees 11 minutes 45 seconds Nest, 134,48 feet along said right-of-way line; thence birth [7 degrees 99 minutes C3 secrets West, 162,36 feet along and right-of-way line; thence berth 04 degrees 20 minutes 10 seconds West, 105,99 feet along said right-of-way line; thence berth 33 degrees 49 minutes 20 seconds West, 47,00 feet along said right-of-way line; in its intersection with the proposed Southerly right-of-way line of Illinois Route 9; thereo along a curve in the left whose radius is 14,263,95 feet, 107.41 feet to the print of curvature of said curve; thereo Scath 67 degrees 35 winstes 00 seconds Nest, 292.14 feet along said Scatterly right-of-way line; theree South 69 degrees 27 minutes 00 seconds Nest, 299.76 feet to the place of beginning, and situated in the City of Faston, County of Ford and State of Illinois, SCORTING HOM SAID MEST ING.51 FEET THE FOLLOWING:

a Degirming at a goint on said Nest line of the Northwest Querter D9011 which point is 1205,20 feet South from the Northwest source of said Northwest Quarter (98%) and numnings thence North 69 degrees 27 minutes 00 seconds first along maid South right-of-way line of Illinois Soute 9. 140.50 feet; thence South 00 degrees 21 minutes 45 seconds East, parallel with maid Nest line, 154.50 feet; thence South 80 degrees 27 minutes 00 seconds Ment, 140.50 to mid West line; and thence North 00 degrees 21 minutes 45 seconds Ment, along said West line; 154.50 feet to the point of beginning, eitested in the County of Ford and State of Illinois,

#### NOW-EXCLUSIVE ACCESS EASEMENT DESCRIPTION FEE DOCUMENT NO. 192298

An enguent for ingress and egress bounded and described as follows: Communing at a point on the West line of the Northwest Quarter of Section 16. Township 23 Morth, Hange 10 East of the 3rd P.M., Pord County, Illinois, which point is 1386.24 feet south from the Northwest corner of said Northwest Quarter, thence North 89°27'00" East, along the Southerly right-of-way line of Illinois Route 9, 140,50 feet to the point of beginning; thence North 89°27'00° East along said Southerly right-of-way line, 38.00 feet; thence South 00°32'53" East 38.50 feet; thence South 55°8'42"W West, 45.83 feet; and thence North 00°21'45" West, 64.00 feet to the point of beginning.

MOTES from dispirital housen da and necessarily contacts was take boundaries; so word if a realizable do not deformed to goodly

Languagest Robert A. Moore Illinois Land Surveyor No. 2616 MOORE SURVEYING & MAPPING PAXTON, ILLINOIS

CLIENT THERESA HUSEINI

