

**Development Land Opportunities – Minimum Bids of \$175,000 & \$200,000**



## Algonquin, IL

ALGONQUIN  
TOWN  
CENTER

**Lot 6, Route 62 & Ryan Parkway, Algonquin, IL**  
**1.1 Acres (47,272 SF)**

**MINIMUM BID ONLY \$175,000 (\$3.70/SF)**  
*Sold to the highest bidder*

This is a great site for destination retail business or a professional office building. Just east of Algonquin Town Center. Access to traffic light is via frontage road. Across from Alpine Medical Clinic. 14,805 SF detention area in the rear of the property. Across from 389 homes (Realen Development), just northwest of Centex's 1,106-unit residential development.

**Land Size:** 1.1 Acres, Buildable Site is 33,232 SF

**Topography:** Level

**Utilities:** All utilities at site

**Storm:** On-site detention

**Zoning:** B-2 PUD

**Real Estate Taxes:** \$9,747 (2014)

**PIN:** 19-35-330-011



## Wadsworth, IL

GURNEE  
WOODS  
FOREST  
PRESERVE

**37444 N. US Highway 41 &  
15717 W. Hanssen Road, Wadsworth, IL**  
**17.22 Acres (750,100 SF)**

**MINIMUM BID ONLY \$200,000 (\$11,614/ACRE)**  
*Sold to the highest bidder*

The west side of US 41 and north and south of Hanssen Road. These parcels offer the perfect located for estate homes or potential resubdivision with great access ability to US 41 – Skokie Hwy and I-94 as well as all of the shopping amenities of the Gurnee Mills Shopping corridor.

**Land Size:** 10.42 Acres north of Hanssen Road and 6.8 Acres south of Hanssen Road along the west side of US HWY 41

**Zoning:** AG – Agricultural 5 AC

**Real Estate Taxes:** \$12,428.52 (2014 | 07-033-000-02)  
\$8,370.50 (2014 | 07-033-000-05)

**This is the time to develop these sites!**

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**Bidder's Packet:** A Bidder's Information packet is available for each property and includes auction and property information, title report, survey, real estate tax bill, local information, auction purchase and sale agreement, and terms of sale. Bidder's Information Packets are available in either electronic form for \$20.00 or printed versions for \$40 and are available by calling or emailing us at info@fineandcompany.com

**Cashier's Check to bid:** \$20,000.

**Inspections:** Drive-by the properties at anytime. Guided viewing is available by appointment.

**Broker Participation:** Buyer's Agent participation is invited! A 2% referral fee will be paid to the REALTOR®/ Broker whose registered buyer closes on this property. Please refer to the Buyer Broker registration requirements in the Terms of Sale.

**Buyer's Premium:** 10% of the bid price.

**Terms of Sale:** This auction is being conducted subject to the Terms of Sale and Purchase and Sales Agreement contained in the Bidder's Information Packet.

**Licensing:** Fine and Company, LLC – Licensed IL Broker, Renee Jones Licensed IL Auctioneer

**Disclaimer:** The Seller, Broker and Auctioneer and their agents assume no liability for inaccuracies, errors or omissions in the auction marketing materials, including the Bidder's Information Packet. All square footage, dimensions, real estate taxes, if any, are approximate. All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified or cancelled without notice at any time.

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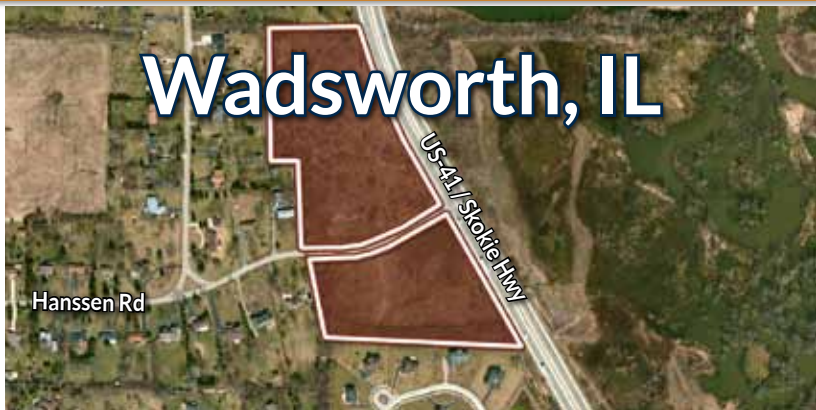
**Wadsworth, IL**

**AUGUST 25 • REAL ESTATE AUCTION**

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**Wadsworth, IL**

