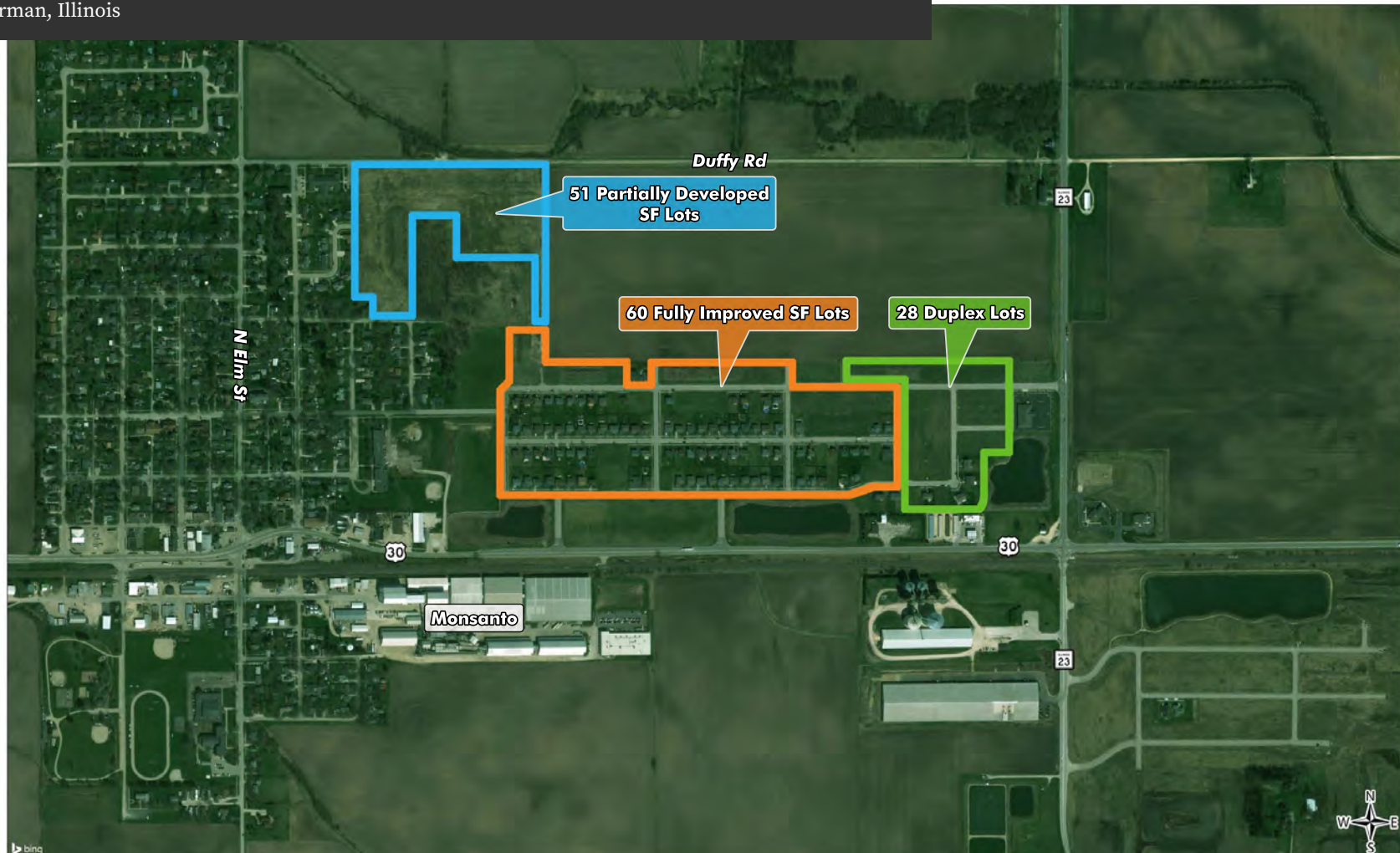


FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

NWQ OF ROUTE 30 & ROUTE 23

Waterman, Illinois



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RA Commercial
REALTY
A Rooster Ag Realty, Inc. Company

FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

NWQ OF ROUTE 30
& ROUTE 23
Waterman, Illinois



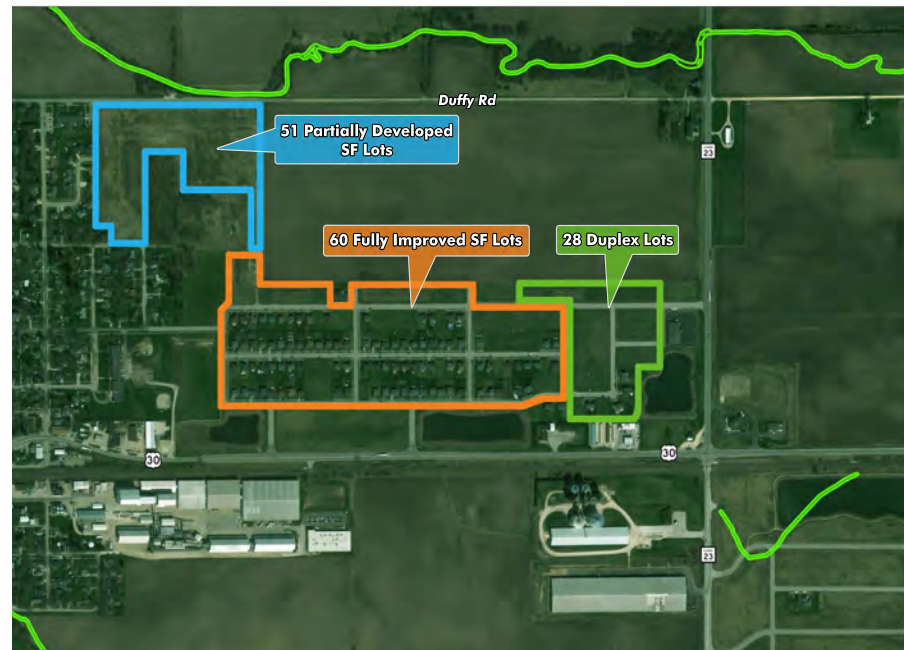
PROPERTY HIGHLIGHTS

Residential Lots:

- + 60 Single Family Developed Lots
\$535,800
- + 28 Duplex Developed Lots
\$322,000
- + 51 Single Family Partially Developed Lots
\$242,250
- + Asking: \$1,100,050 Total
- + Taxes:
 - Single Family: \$8,750.40
 - Duplex: \$4,083.52
 - Single Family: \$2,476.56 total
 - Total: \$15,310.48
- + Please call for additional information



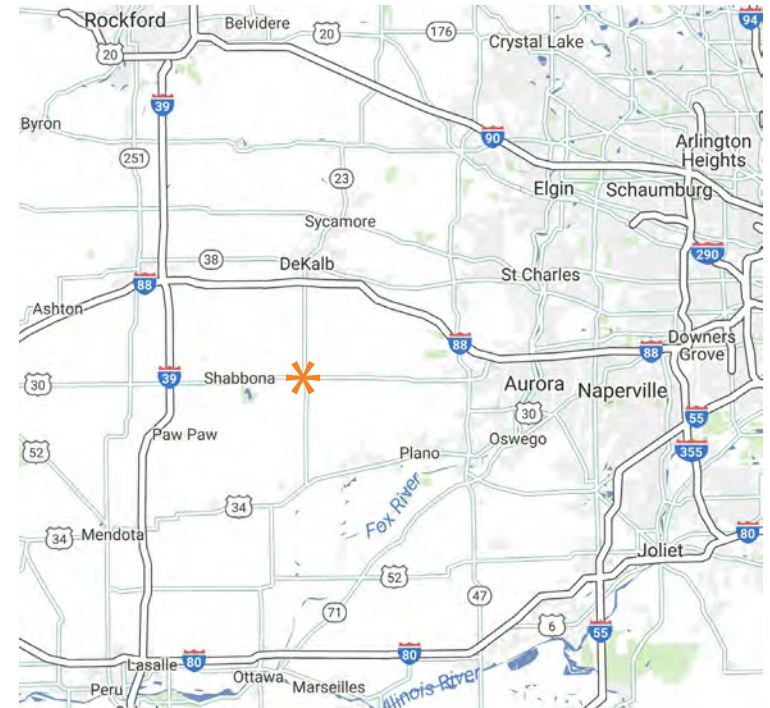
FLOODPLAIN WETLAND AERIAL



FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

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& ROUTE 23
Waterman, Illinois

DEMOGRAPHIC SNAPSHOT	3 MILES	5 MILES	7 MILES
Population	1,745	2,387	6,642
Average Household Income	\$79,542	\$78,274	\$78,218
Average Housing Value	\$229,565	\$255,085	\$253,403



CONTACT US

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