

# LAND FOR SALE

LaSalle County, Illinois

**79.66<sup>±</sup>AC.**

**Unique  
Mixed-Use  
Property**

- Many potential uses
- Just 1 Mile East of Utica, IL
- Directly north of Starved Rock State Park
- Deer, turkey and goose hunting potential
- Income from tillable acres
- Adjacent to I & M Canal

**59.10 FSA Cropland Acres**

Located in Section 15 of Utica Township (T.33N R.2E), LaSalle County, Illinois

**ASKING PRICE: \$510,000 - \$6,402/ACRE**

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**Murray Wise**  
**ASSOCIATES LLC**

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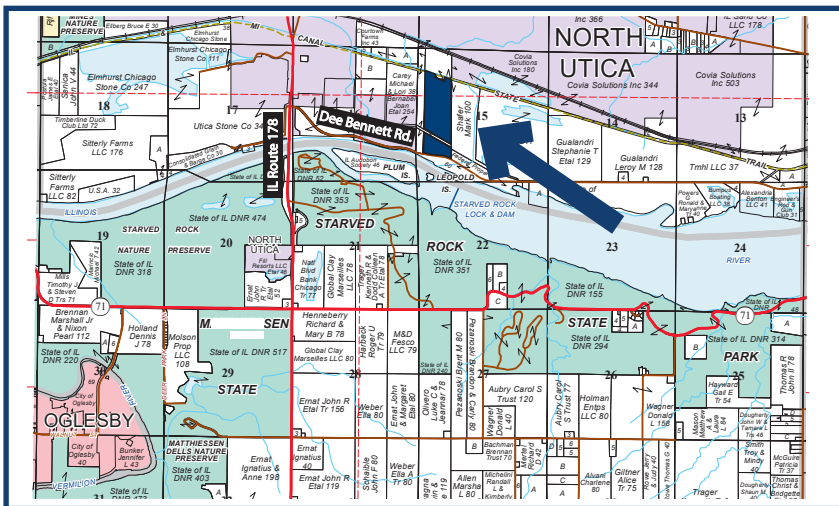


## 79.66±AC

### PROPERTY DESCRIPTION

This unique property offers many recreational opportunities as well as income from tillable acreage. The property also sits directly across the IL River from Starved Rock State Park. The FSA cropland acreage is 59.10, the primary soil type is Sawmill silty clay loam and the wtd. avg. PI is 120.

**NOTE - Seller does not warrant access to north tax parcel.**



**AGENCY:** Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

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**SELLER:** Hugh Wilson McHarry Revocable Living Trust

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs.

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