Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Property Highlights

- 98-acre farm MOL with 4BR home next to Milan
- Close in location; is between U.S. 67 and Ridgewood Rd. on 106th Avenue West
- 12 minutes to the Centennial Bridge
- Land site is well cared for and offers excellent potential for residential development
- 2,413 SF MOL home (built 2006) on 1.25 acres, 67.41 tillable acres, and balance in woods and waterways
- Farm ground has lots of tiling, 4.88 acres CRP with total income of $18,200 + $1,160 = $19,360 income total±
- Property has lots of road frontage, well developed trails with 3 bridges through the woods with turkey, deer, and small game

Land: Farm & House

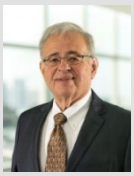
1808 106th Avenue W., Milan, IL

FOR SALE	$2,450,000

Details

Parcels	23-032-200-001; 23-032-200-002; 23-031-100-008; 23-031-100-010
Lot Size	98 Acres MOL
Taxes	$10,211.92 (2024)
Zoning	AG-2

For more information, please contact:



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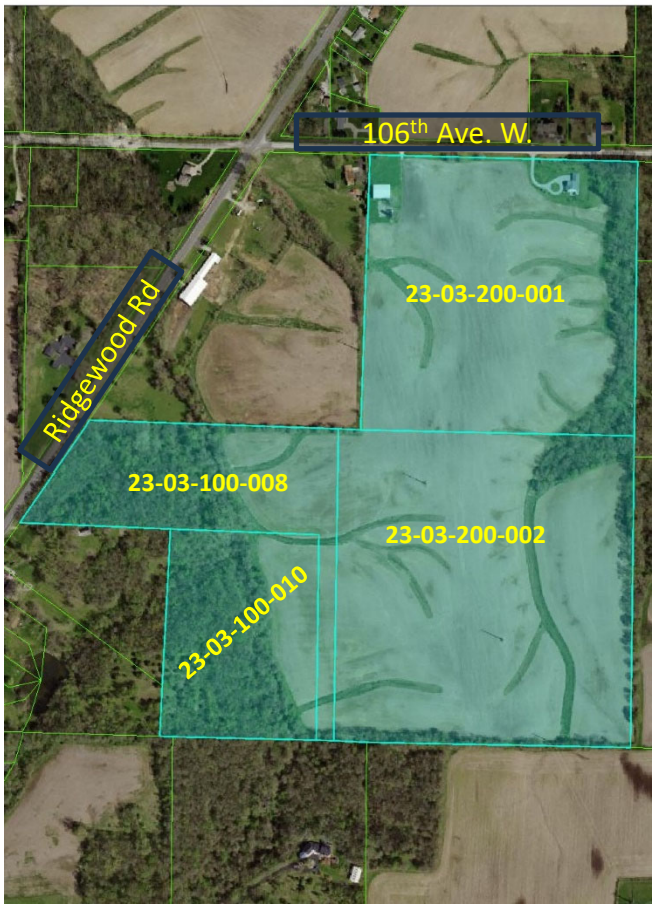
NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale

98 Acres

Farmland & House







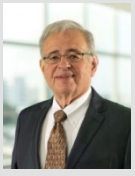
Additional Property Highlights

- 2,413 SF 4-bedroom home with oversized 3-car garage, elevated deck, walk-out unfinished basement, and geo-thermal heat/AC
- 51'x72' pole building (3,672 SF)

TOTAL = 98 Acres MOL

- ±67.41 acres – Tillable
- ±1.25 acres – Home site
- ±29.25 acres – Pasture, woods & waterways

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