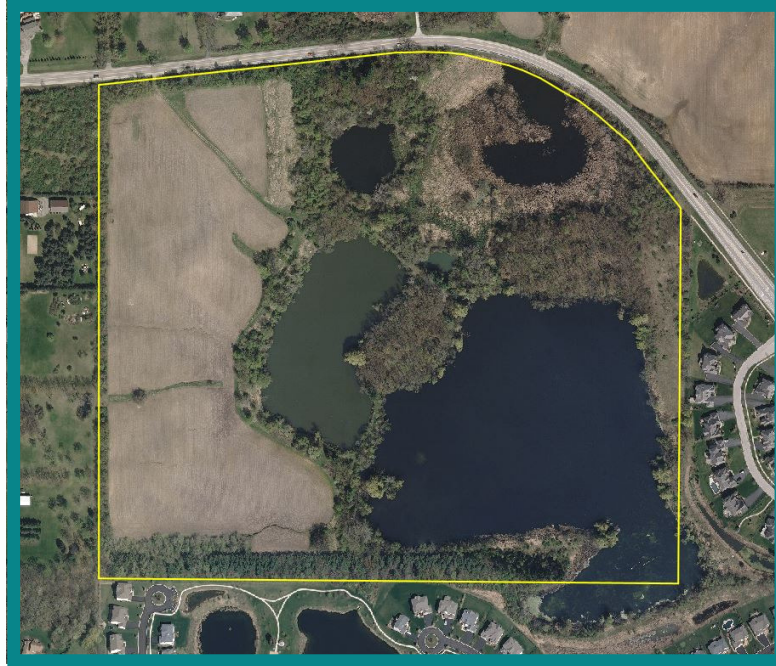


LAND

FOR SALE - APPROXIMATELY 79.18 ACRES
21155-21211-21353 W. GRASS LAKE ROAD
UNINCORPORATED LAKE COUNTY, ILLINOIS



Location: South Side of West Grass Lake Rd., East of North Savage Rd. and West of North Deep Lake Rd.

Access: Grass Lake Road

Frontage: Approx. 2700' on Grass Lake Road

Zoning: AG (Agricultural) and OS (Open Space)

Available For: Single Family Homes

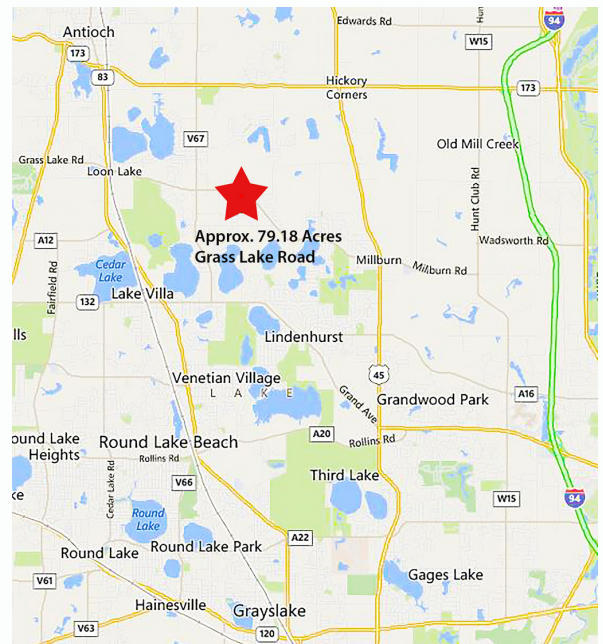
Divisible: No

Utilities: South and East Boundaries of Adjacent Single Family Subdivisions.

Sale Price: \$1,950,000 (\$24,627 per acre)

Remarks: MAJOR PRICE REDUCTION

Prime "In-fill" Site With Great Potential. Picturesque water views and rolling topography. Approx. 39.196 acres net of wetland and ponds. Subject property can be zoned and annexed to Lindenhurst, IL or Antioch, IL.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

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www.tristaterealty.com

CONTACT: Robert Elbrecht

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Tri-State Realty, Inc. • P.O. Box 7860 Gurnee, Illinois 60031

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

FOR SALE
79.18 ACRES
21155 - 21211 - 21353 W. Grass Lake Road
Unincorporated Northern Lake County, Illinois

- Location:** South Side of West Grass Lake Rd. East of North Savage Rd. and West of North Deep Lake Rd.
- Access:** Grass Lake Road
- Frontage:** Approximately 2700' Frontage on Grass Lake Road
- Zoning:** AG (Agricultural) and OS (Open Space) in Lake County, IL
- Available For:** Single Family Homes
- Divisible:** No
- Utilities:** South and East Boundaries of Subject Property At Adjacent Subdivisions. Sewer May Require a Lift Station.
- Sale Price:** \$1,950,000 (\$24,627 Per Acre)
- Remarks:** MAJOR PRICE REDUCTION
Prime "infill" site with great development potential. Picturesque water views and rolling topography. Approximately 39.196 acres net of wetlands and ponds. Subject property can most likely be zoned and annexed to Lindenhurst, IL or Antioch, IL.

Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

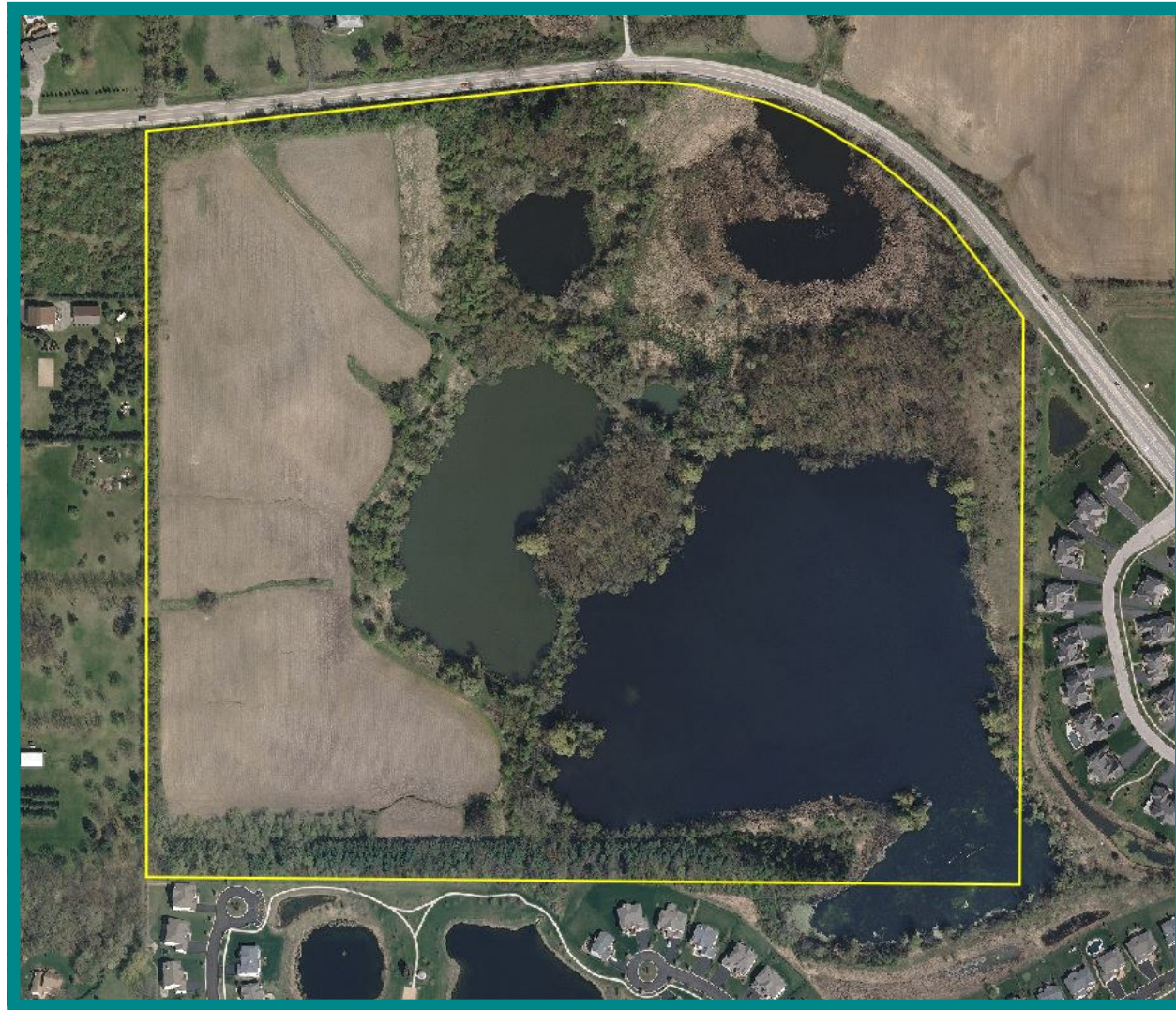


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APPROX. 79.18 GROSS ACRES & APPROX. 39.196 NET ACRES
21155-21211-21353 W. GRASS LAKE ROAD, UNINCORPORATED LAKE COUNTY, IL



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