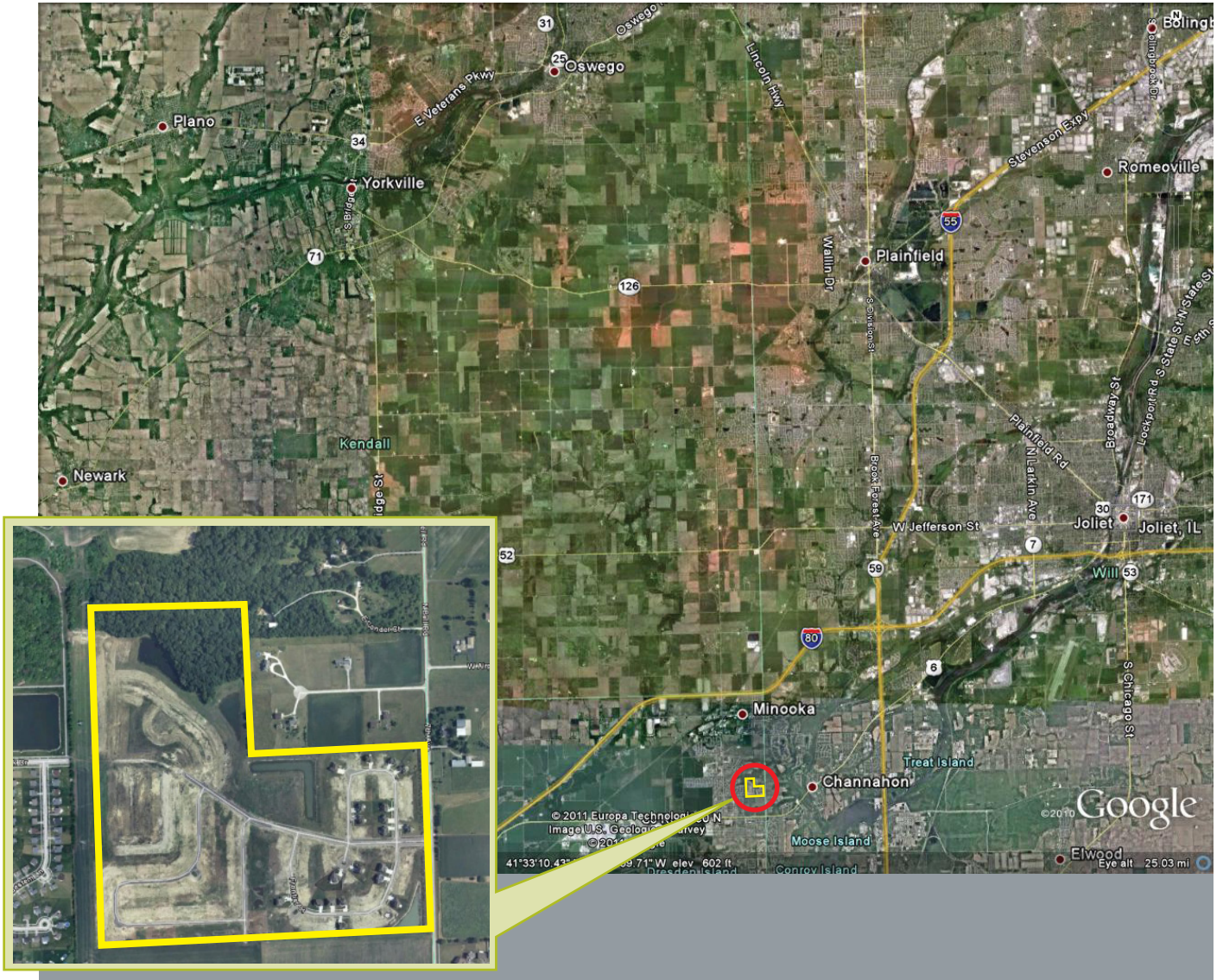


West Wind Estates

26 finished detached single family lots · Minooka Illinois · Grundy County



Tim Greene
Listing Agent



34 Rance Road · Oswego IL 60543
630.551.3333 · 630.551.3434 (f)
johngreeneland.com

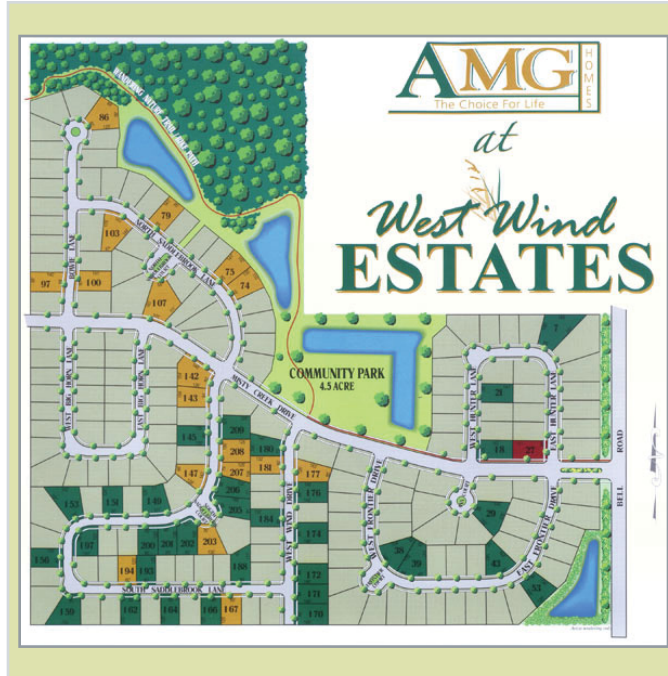
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Specialists in development, investment and agricultural land throughout Illinois

West Wind Estates

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West Wind Estates offers affordable, quality residential home sites in a rural community setting while providing easy access to I-80, shopping and entertainment.



2 mi south of I-80

2 mi north of Illinois River

29 mi southwest of Naperville Illinois

58 mi southwest of Chicago Illinois



Tim Greene
Listing Agent

Property Overview

LOTS

- 26 finished detached single family lots
- Size range: ¼ acre to ½ acre lots

PRICE (adjustment, 8.31.11)
\$281,580 total (\$10,830/lot)

LOCATION

- Annexed to the village of Minooka
- Northwest of Bell Road & Rt. 6 intersection
- 2 miles south of I-80

ZONING

West Wind Estates is zoned R2 single family detached resident district, located within the village of Minooka. The property has been entitled as part of the West Wind Estates subdivision. The overall subdivision plan allows for 210 detached single family homes and includes a 4.5 acre centrally located community park site, four ponds and a planned nature trail/bike path.

COSTS

- Property taxes estimate: \$2,162 total annually
- HOA dues: \$600 total annually (lots 145-209 not yet assessed)

AVAILABLE LOTS

18, 38, 43, 145, 149, 151, 153, 156, 159, 162, 166, 170, 171, 172, 174, 176, 180, 184, 188, 193, 197, 201, 202, 205, 206, 209

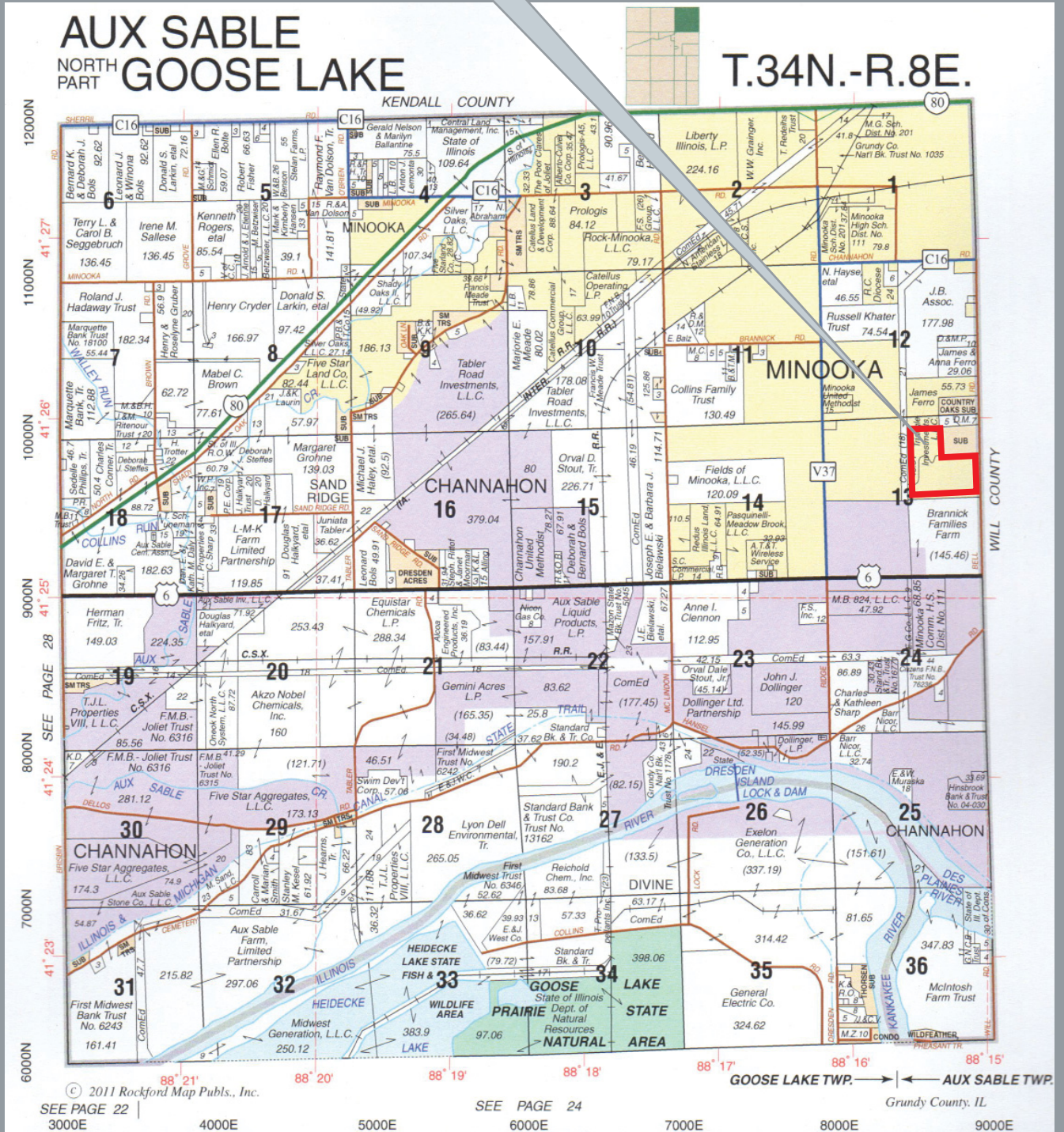


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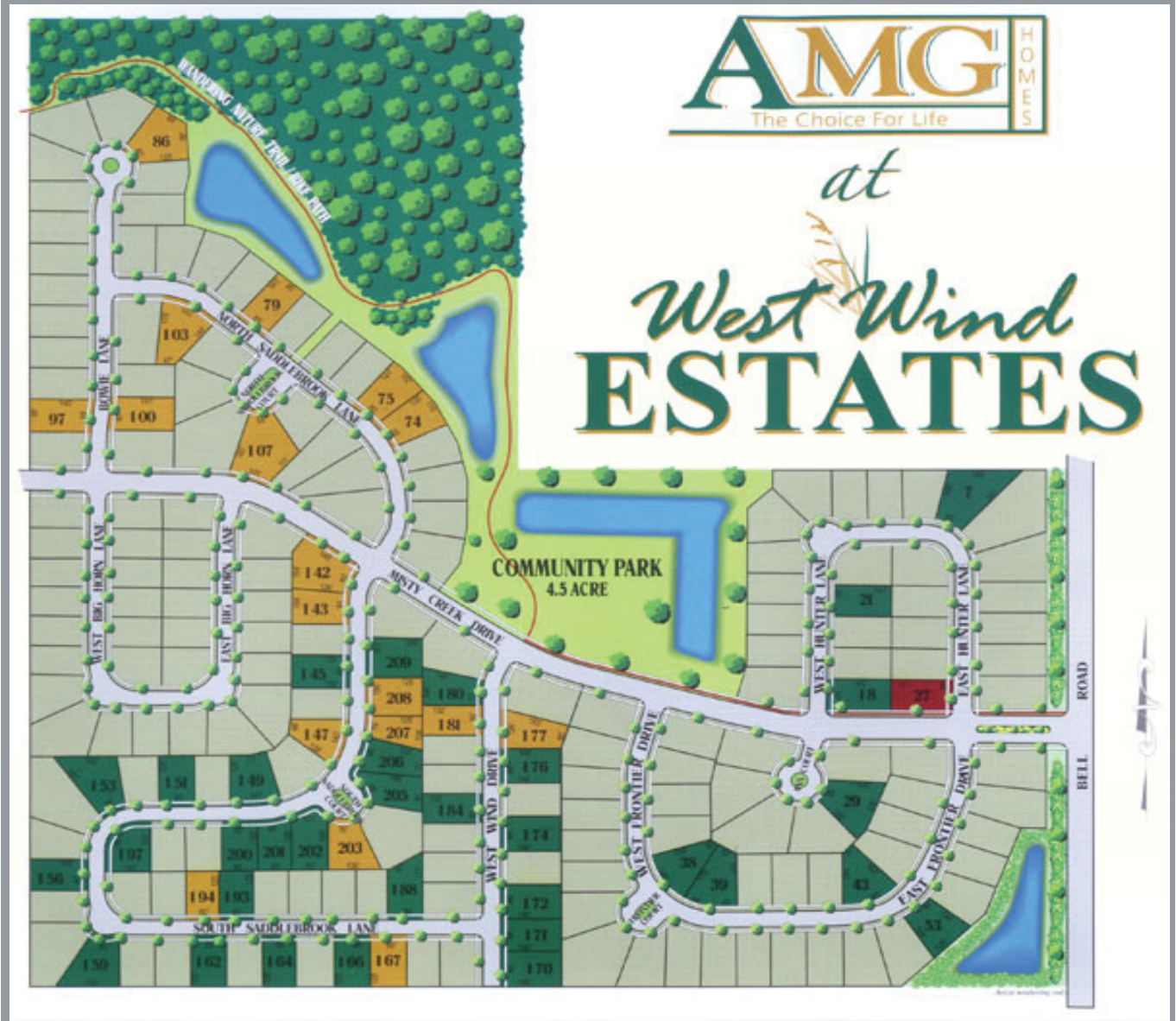
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