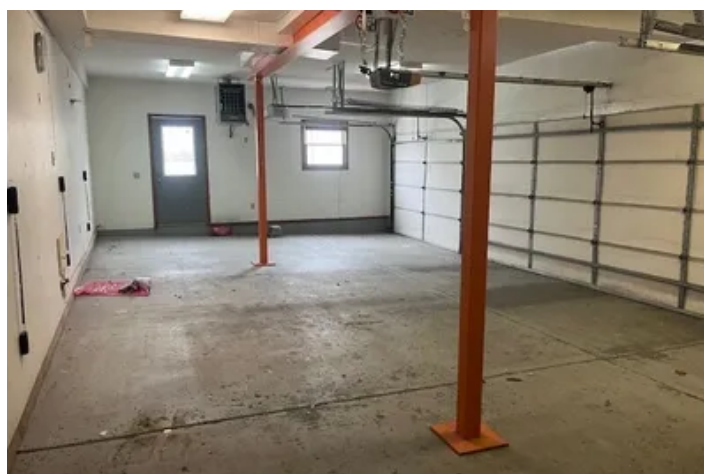


**Rare Commercially Zoned Estate Offering Endless Potential**  
120 S Locust  
Arcola, IL 61910

**\$450,000**  
0.370± Acres  
Douglas County



## Rare Commercially Zoned Estate Offering Endless Potential Arcola, IL / Douglas County

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### **SUMMARY**

**Address**

120 S Locust

**City, State Zip**

Arcola, IL 61910

**County**

Douglas County

**Type**

Residential Property, Business Opportunity, Commercial

**Latitude / Longitude**

39.683652 / -88.307221

**Dwelling Square Feet**

10648

**Bedrooms / Bathrooms**

13 / 10

**Acreage**

0.370

**Price**

\$450,000

**Property Website**

<https://legacylandco.com/property/rare-commercially-zoned-estate-offering-endless-potential-douglas-illinois/98647/>



## Rare Commercially Zoned Estate Offering Endless Potential Arcola, IL / Douglas County

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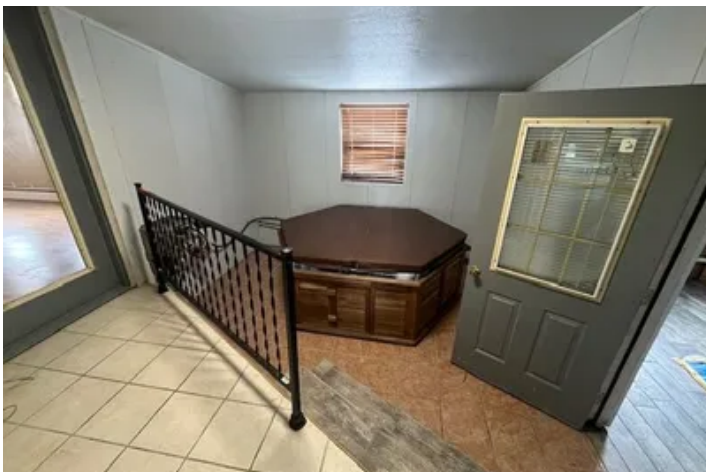
### **PROPERTY DESCRIPTION**

An extraordinary opportunity awaits with this one-of-a-kind 50-room property, perfectly suited for visionary buyers seeking space, character, and versatility. Featuring 13 bedrooms, including 4 en-suite baths, along with 9 full bathrooms and 2 half baths, this expansive estate offers room to imagine, create, and invest. The property includes two four-car garages and a charming inner courtyard, while generously sized rooms and abundant storage are found throughout. Multiple entertaining spaces include two formal dining rooms, plus two full kitchens-one on the main level and one upstairs-ideal for multi-use living or commercial applications. A standout feature is the indoor, in-ground heated pool, complete with a diving board, slide, and extensive surrounding storage. The pool deck off the main floor provides ample space for entertaining, with a dedicated hot tub room just beyond. In addition to the residential living areas, the property offers two fully equipped medical office suites, each featuring four exam rooms, reception areas, and nurses' stations-making this an exceptional opportunity for medical, professional, or mixed-use purposes. The original 1895 residence showcases timeless character, including an inviting foyer with the original staircase, an original fireplace in the living room, a spacious upstairs landing, and generously sized bedrooms. Thoughtful additions over the years have expanded the property to support both a growing family and a thriving medical practice. Zoned commercial, this property presents outstanding potential for a live-in bed and breakfast, medical or professional offices, retail space, or other creative ventures. Additional features include electric baseboard heat, window A/C units, and a new metal roof. Property is being sold As-Is. A truly rare offering where historic charm meets unmatched scale and opportunity. Dimension sheet is available onsite - Call Today for Your Tour

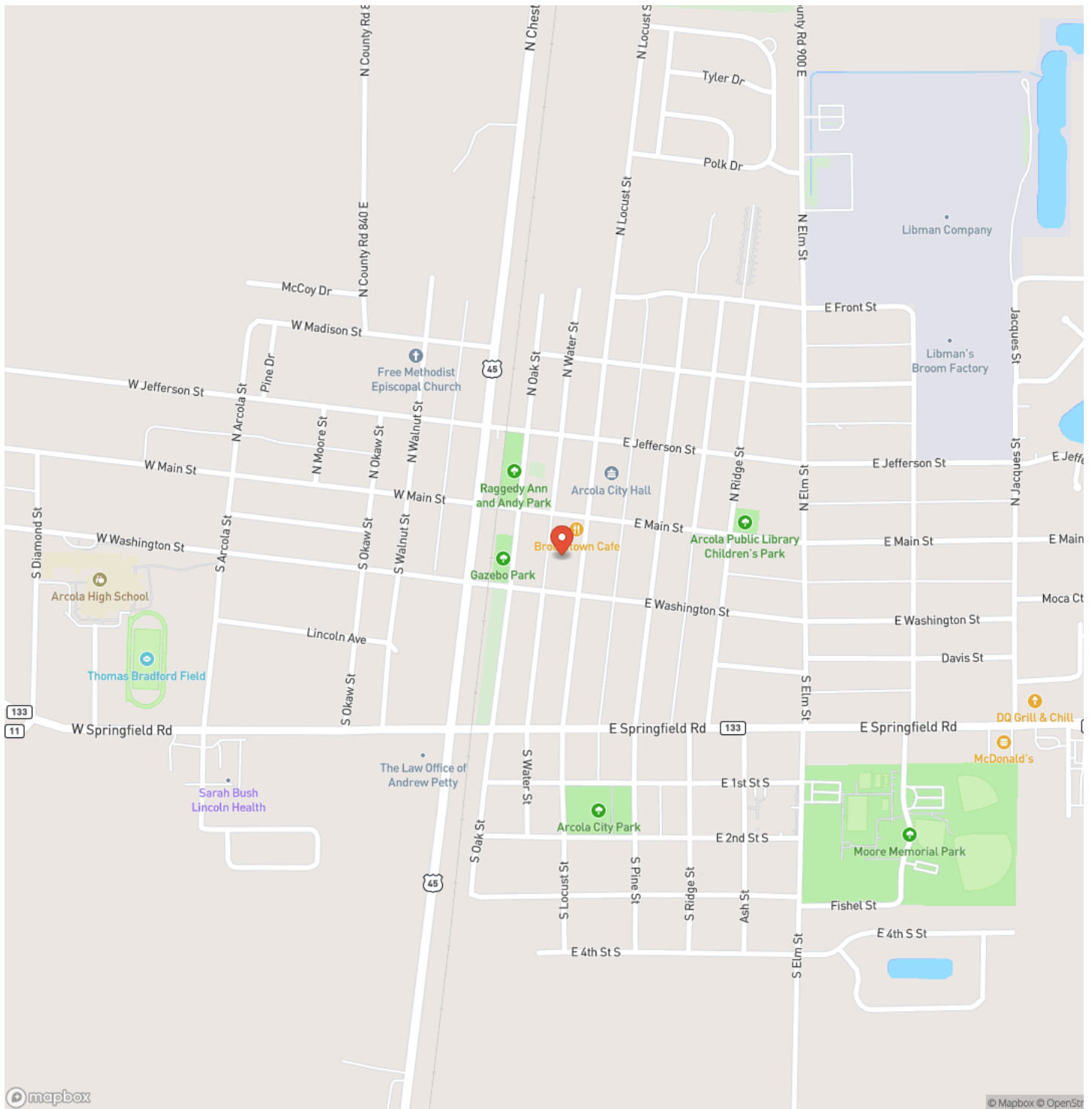


**Rare Commercially Zoned Estate Offering Endless Potential**  
**Arcola, IL / Douglas County**

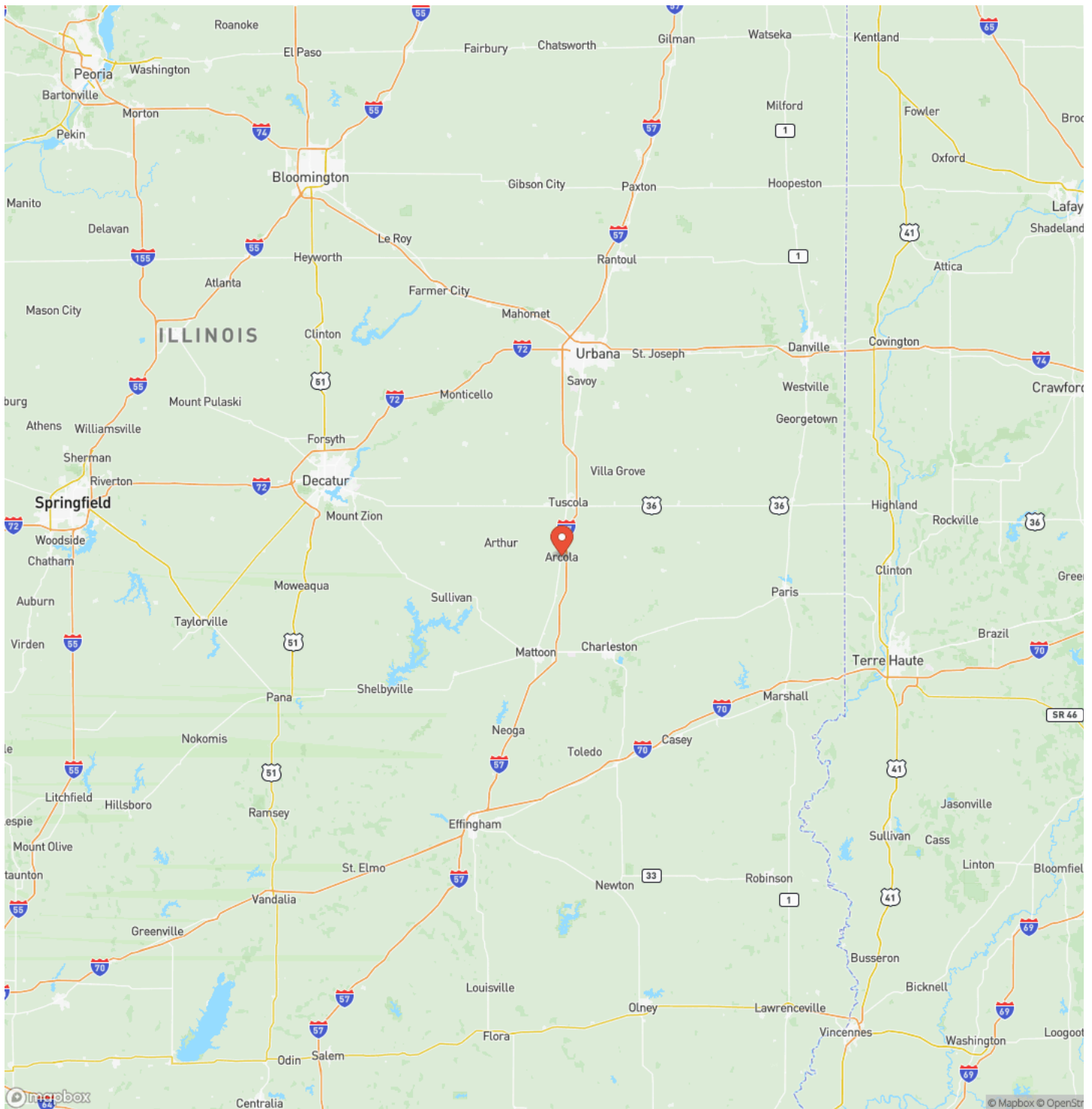
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## Locator Map



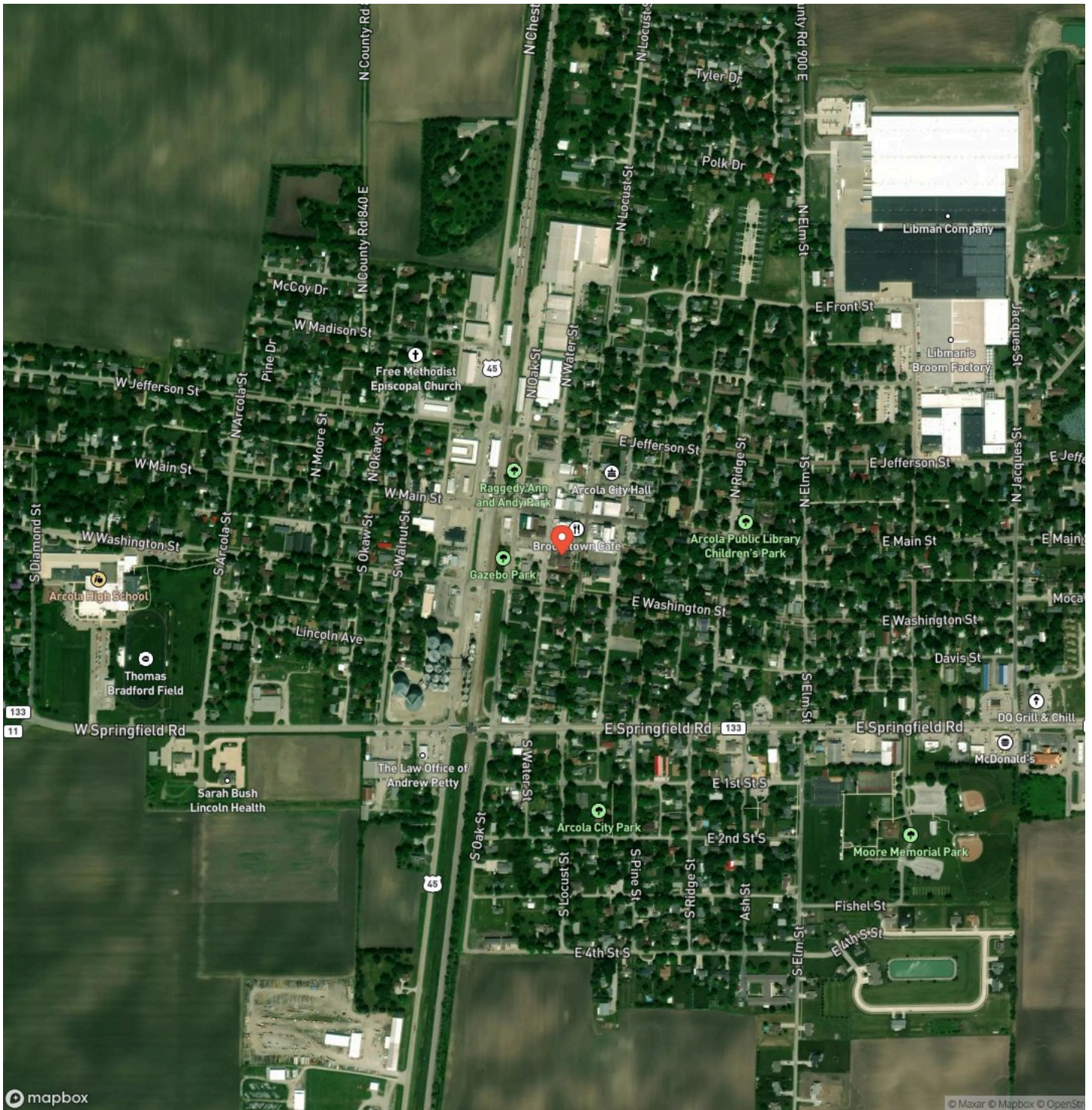
## Locator Map





## Arcola, IL / Douglas County

## Satellite Map



## Rare Commercially Zoned Estate Offering Endless Potential Arcola, IL / Douglas County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ginger Denton

## Mobile

(217) 369-4864

## Email

gdenton@legacylandco.com

**Address**

900 E Columbia

## City / State / Zip

## NOTES





## NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Legacy Land Co LLC**  
903 Liberty St  
Rushville, IL 62681  
(217) 371-2598

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