

Perfectly Located 60 Acre Farm Boone County For
Investment Opportunities
9202 Townhall Road
Belvidere, IL 61008

\$1,950,000
60± Acres
Boone County



**Perfectly Located 60 Acre Farm Boone County For Investment Opportunities
Belvidere, IL / Boone County**

SUMMARY

Address

9202 Townhall Road

City, State Zip

Belvidere, IL 61008

County

Boone County

Type

Farms

Latitude / Longitude

42.2639098 / -88.8442674

Acreage

60

Price

\$1,950,000

Property Website

<https://legacylandco.com/property/perfectly-located-60-acre-farm-boone-county-for-investment-opportunities-boone-illinois/68285/>



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PROPERTY DESCRIPTION

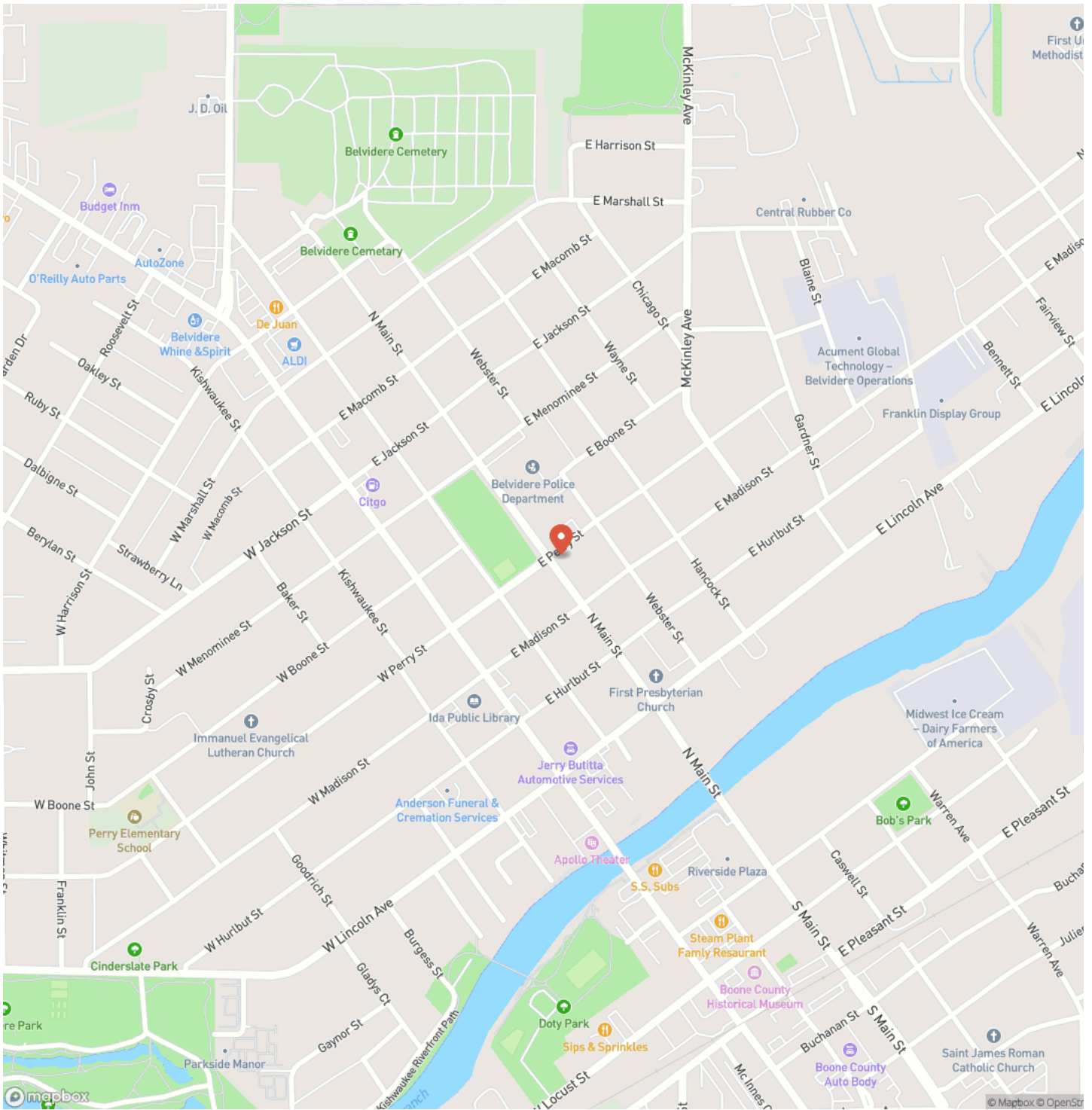
An exceptional investment opportunity of 60 acre farm ground perfectly located minutes from the amazing growth in Belvidere. The property is also less than 5 miles from the new casino in Rockford, IL. The property has road frontage on both Town Hall Road and Squaw Prairie Road. This perfectly placed land can be used for a variety of possibilities including residential community, commercial, farming or whatever venture you have in mind. At the north end of the property, there is a nice pond and the west end of the property has a sub-division with streets lined up to possibly extend in the future. The house on the property is being sold "As Is". Asking \$1,950,000 If interested contact Rob LaPage [815-761-1433](tel:815-761-1433) rlapage@legacylandco.com

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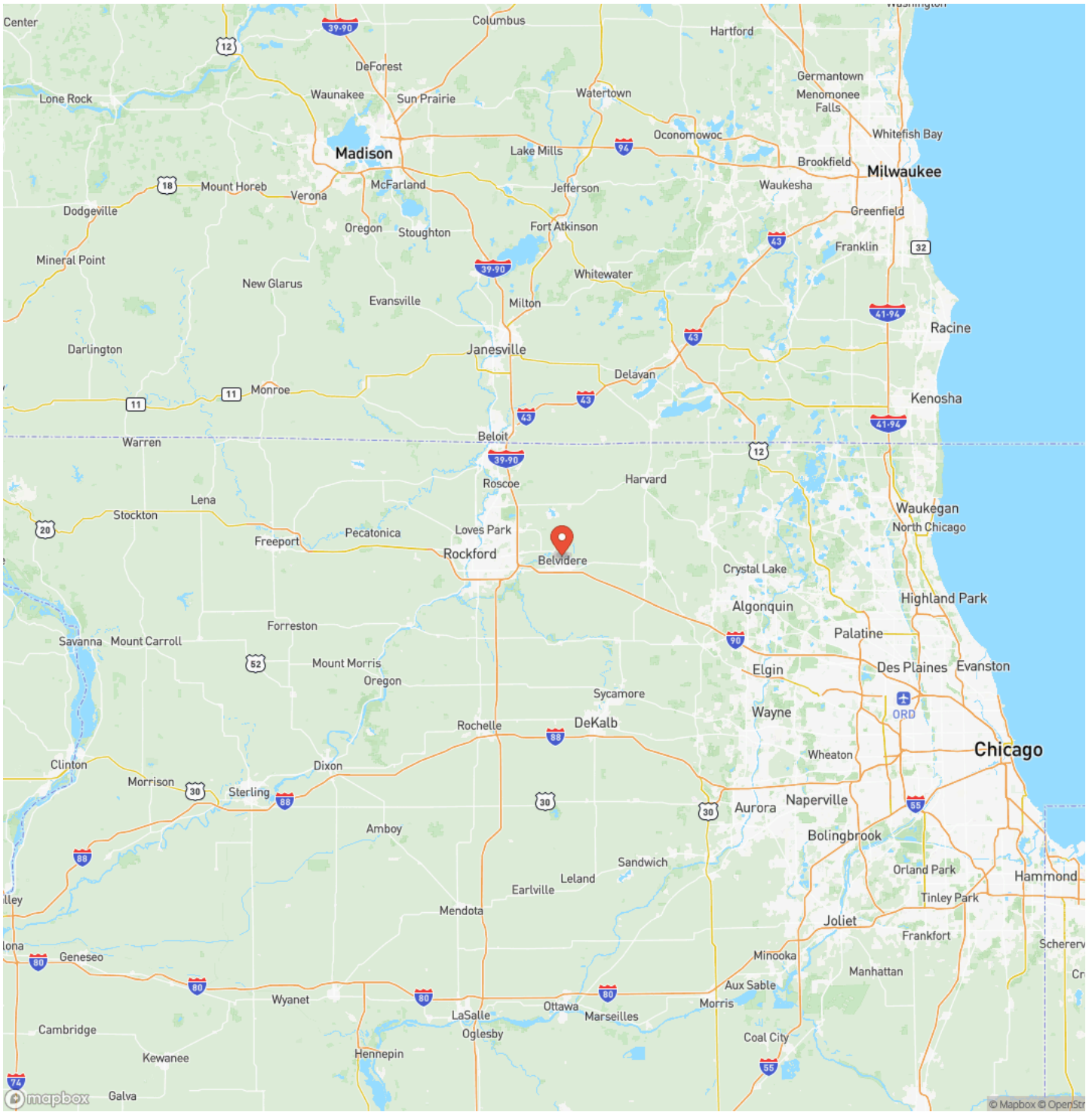


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Locator Map

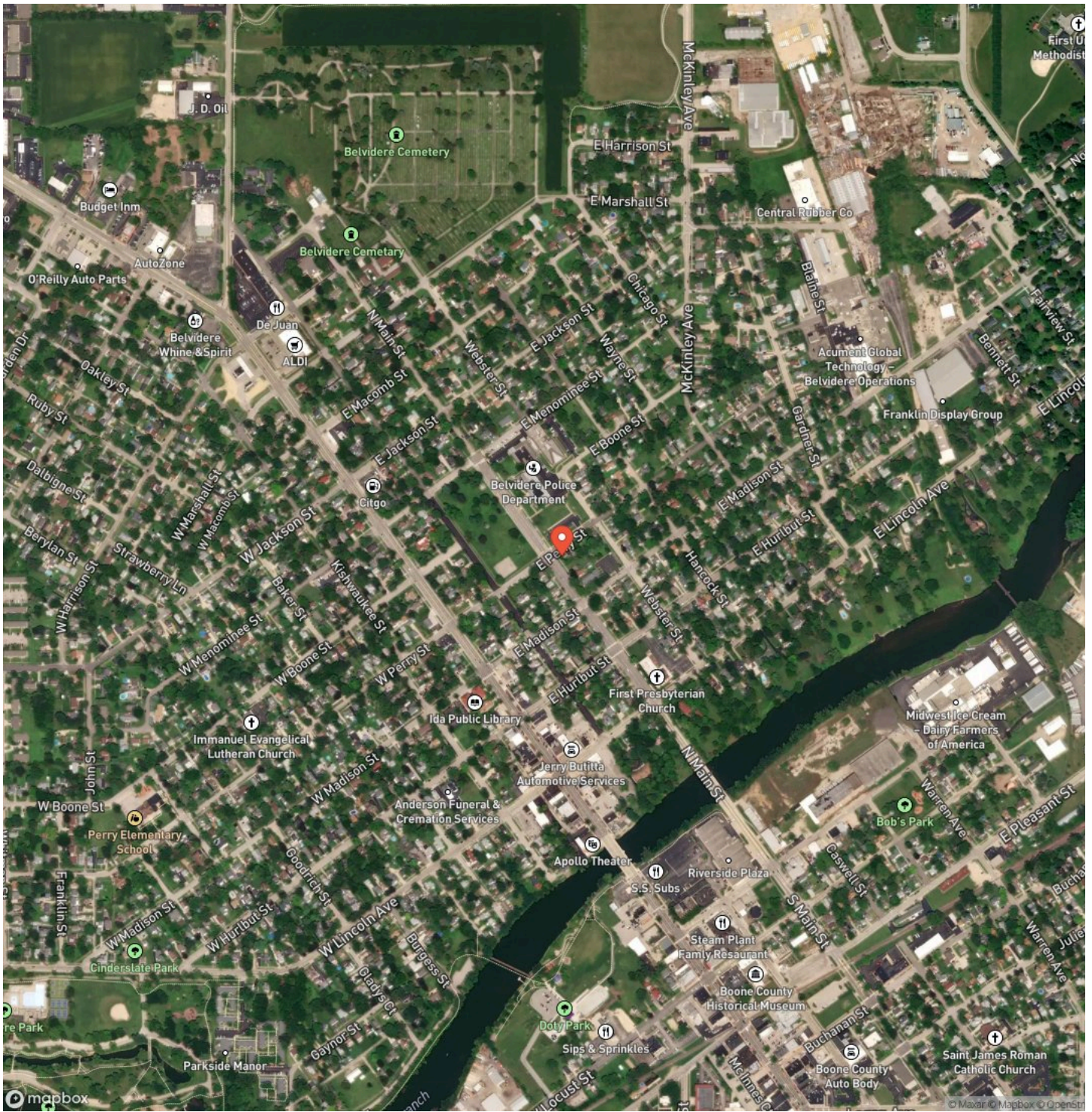


Locator Map



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Satellite Map



DISCLAIMERS

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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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