



**PROPERTY
SERVICES**

LAND LISTING

9.09± Acres – Residential Development



LOCATION

Onarga, IL

ROBERT J. WARMBIR
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CONTACT US TODAY!

List Price

\$165,000

Price per Acre

\$18,152



Property Highlights

- 15 Lots
- TIF District
- City Water and Sewer Mains to Site

Property Information

- Incorporated with the Village of Onarga
- Zoned R-1 Single Family Residential
 - o Duplexes can be built with board approval.
 - o Minimum of 1,200 square ft required.
 - o Crawlspace or basement required.
- Tap-on fees and additional other utility fees covered by the village.
- Home builder pays for connections from easement to house.

The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.



LAND LISTING

Iroquois County, IL

Ebert Lot Information

Lot#	Sq. Ft.	PIN	2023 Taxes Payable 2024
17	27,007	23-19-379-004	\$184.16
18	26,364	23-19-379-005	\$184.16
19	27,443	23-19-379-006	\$184.16
20	24,393	23-30-126-009	\$184.16
21	26,136	23-30-126-008	\$183.16
22	24,829	23-30-126-007	\$183.16
23	25,065	23-30-126-006	\$183.16
24	25,065	23-30-126-005	\$183.16
25	25,065	23-30-126-004	\$183.16
26	23,522	23-30-126-003	\$183.16
27	28,314	23-30-126-002	\$183.16
28	30,928	23-30-126-001	\$183.16
29	26,659	23-19-378-013	\$184.16
30	25,080	23-19-378-014	\$184.16
31	29,969	23-19-378-015	\$184.16

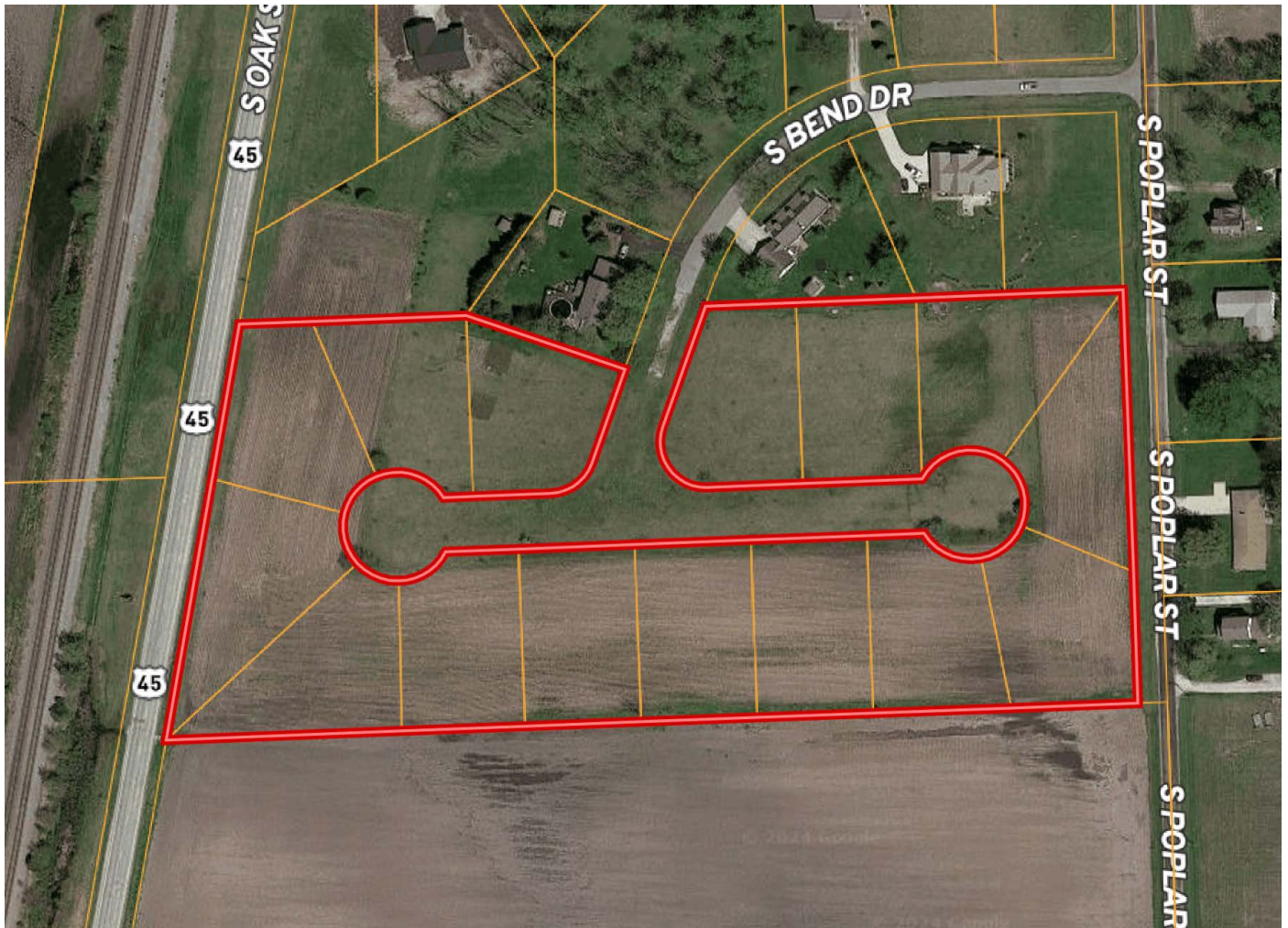
\$2,754.40

Total Sq Ft. 395,839
Total Acres 9.09

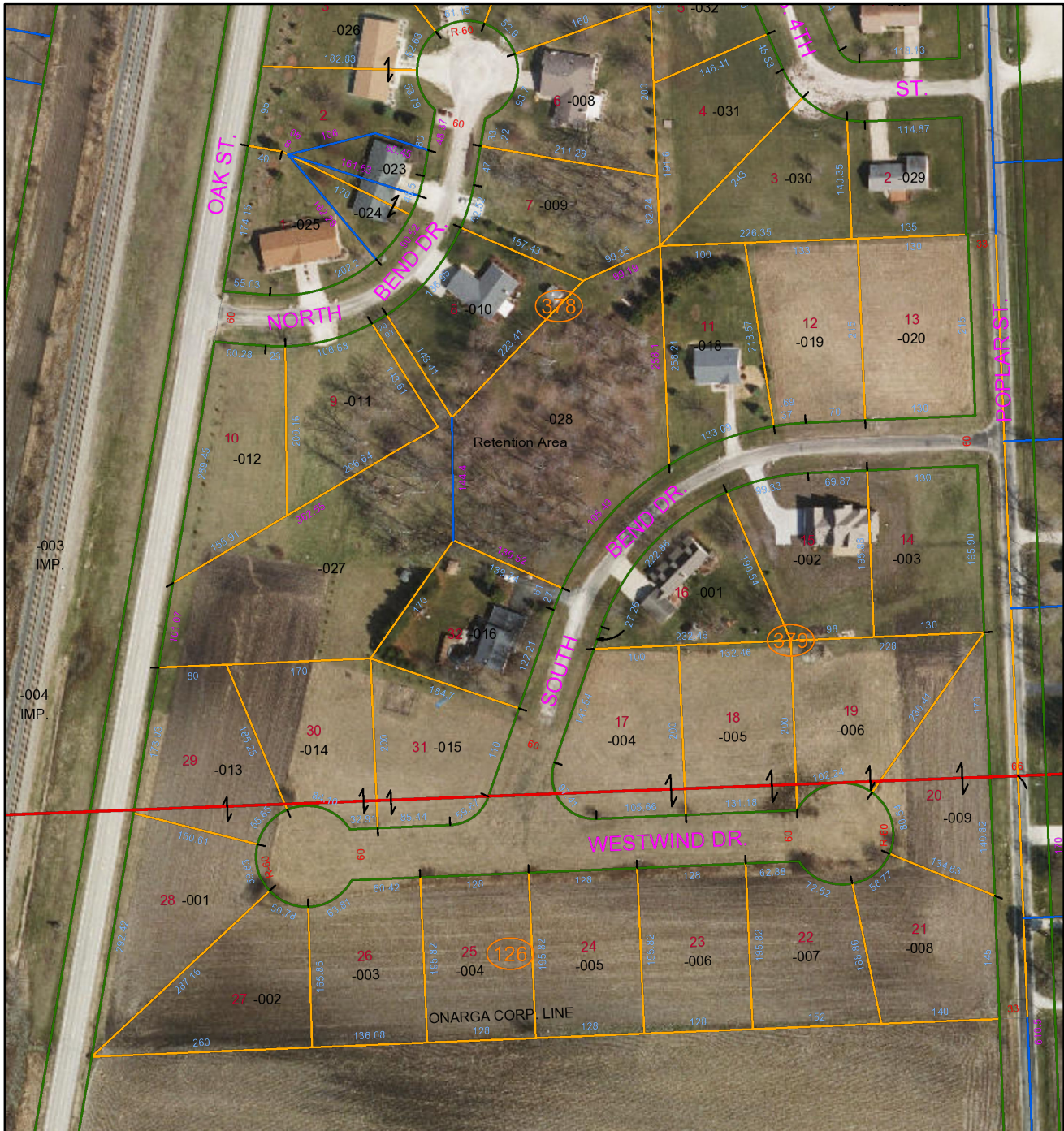
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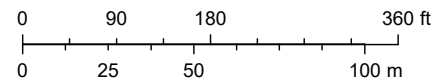
Aerial Map



GIS Map



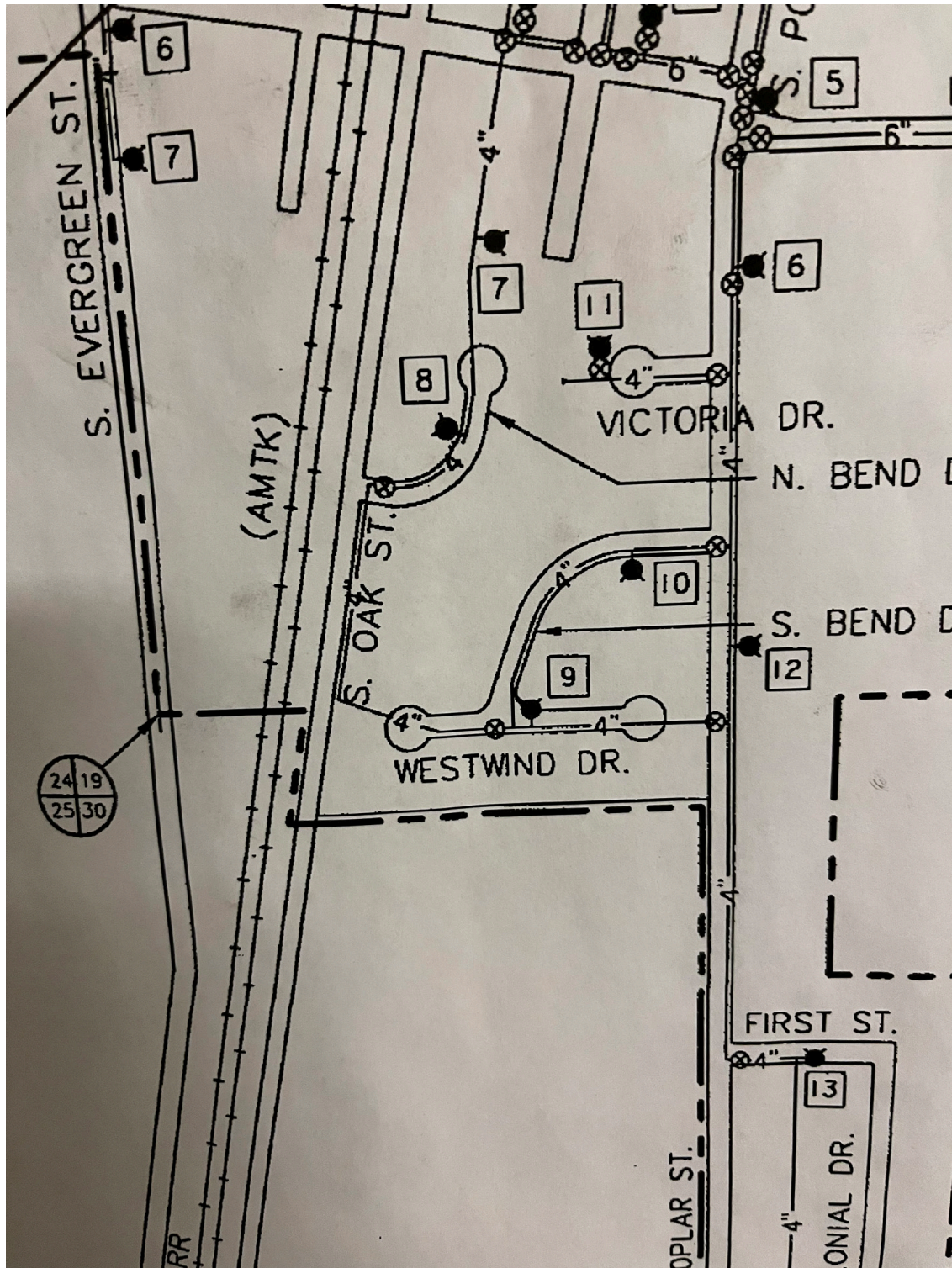
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Sewer Map



Water Map

