

# FOR SALE: 105+ - Acres Effingham County IL Income Producing Farm with Commercial Potential



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## PROPERTY DETAILS (2394L)

Address: Route 45 South, Effingham IL

List Price: \$2,890,000

Located on Rt 45 (Banker Street) on the South edge of Effingham.

Business people, Effingham City and County Officials, local movers and shakers, I can sit here and tell you all about this property and its potential down the road and what it could mean for a new business to locate here or for an existing business to expand to this location. However, you all know those things better than I do. You all know the "ins" and the "outs" of what's going on in Effingham and the surrounding area way better than me as well. The potential new interstate ramp someday? The fact that if Effingham is going to expand, it almost certainly will be to the south and with a great deal of certainty any meaningful manufacturing jobs are going to be created on the south side of Effingham. Banker Street/US Rt 45 is always going to be the major route into Effingham from the South. This property has railroad frontage and highway frontage. It is large enough for a sizable plant of any kind as well as a great location for multiple businesses to set up shop. You all know these things and more!

The property is a pretty nice farm as well and in a great location for development so as you wait for a business to locate, the property does generate some income.

The owner is not interested in selling "small" pieces off this property; however, if a sizable area is desired such as half or more of the property, let us know what you are thinking. The owner would like to sell it and if we can facilitate in any way to help do so, we sure will.

Real estate agents, don't hesitate to give us a call. We'd love to work with you. The Effingham area has a lot going for it and it would sure look good to have this property readily available for expansion of an existing company or to make available quickly a location such as this to a potential new business or manufacturing facility.

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