

SOLD \$95,000 / CLOSED 2/23/22

# FOR SALE: 11.83+ - Acres Vermillion County IL



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**SOLD!**



## PROPERTY DETAILS (2677L)

Address: Bowman Avenue, Danville IL

List Price: \$8,500 Per Acre / \$100,555 (estimate)

11.83 Acres of Residential Development Ground  
Zoned R-3, City of Danville, IL

Parcel will be created by Subdivision by the Owner upon executed sales agreement. Survey Plat will be provided by Owner.

The property is located on the East side of Danville on Bowman Avenue adjacent to and behind the newly constructed Villas of Holly Brook Assisted Living and Memory Care facility at 2215 N. Bowman Avenue, Danville, IL. Nearest major intersection E. Winter Ave. and Bowman Ave. is 1/8 mile to the South.

Property has access to newly constructed Public Water (Aqua) as well as Gas (Ameren) and Electric (Ameren). Public Sanitary Sewer from City of Danville is an option and would require a lift station, negotiations/discussion with City of Danville would be required.

## Legal Description

SW ¼, Section 27, T20N, R11W, 2nd P.M., Vermillion County, Illinois, Part of PIN 18-27-300-020.or tax rates.

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