

**RESIDENTIAL LAND FOR SALE**



15618 Harmony Rd

Huntley, Illinois

United States

Asking Price

**\$550,000**

Parcel Size 0

Date Listed

**08/02/2024**

Listing ID

**GL-**

**1726654355**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11738366>

---

## Overview

FOR SALE- 15618 Harmony Road is a UNIQUE land parcel opportunity, with LOW TAXES and basic F farm zoning... and NO HOA. The surrounding neighborhoods are estate residential in character with several subdivisions adjacent to the north and across Harmony Road to the south. Regionally, the full interchange of I-90 can be accessed either at Rt. 20 (west to the roundabout then south on Rt. 20), or east to Rt. 47. The 6+/- acres includes a building site for a nice home (the former home was razed) with an existing well, a huge 50' x 100' metal pole barn with great overhead doors, 2 man-doors, a dividing partition, and 200amp 220V electric. The seller recently purchased this parcel as a neglected farm estate remnant. The parcel was in poor condition upon purchase and the new buyer has now made significant improvements, such as removing a huge quantity of junk/debris from the site, clearing weeds and scrub trees and regrading areas by bringing clean black soil. There was an existing dairy barn shell that had burned down years ago, but the barn had not been properly removed. The new owner had the vertical concrete foundation parts removed but left the existing concrete slab for future use. There are two concrete silos and a small steel grain bin remaining. The parcel has a culvert and gravel driveway in place, and lots of stone was brought in to improve the yard area near the pole building. There is a pond that is shared with the neighborhood to the north, with approximately

1/2 acre in either wetland vegetation or open water. There are several wood duck houses surrounding this feature. This is a great property. If a building site for a new home is the goal, yet a toy barn is in the plan, this is for you. If you have a need for storage for your collections, this is for you. If you just want a place for peace and quiet, this is for you. For investors, enjoy the rental income from leasing out the pole barn while the value of the land increases. So don't wait, jump on this now. Regarding visiting / showing this property, use ShowingTime for an appointment. Do not enter the property without an appointment. There is motion activated security cameras in place and your entry will be recorded.

For more details:

Listed by: Mark Coleman

**Contact**

**Email**

**Phone**