



Meadows of Savanna

Savanna, Illinois

\$199,900

MLS#163080

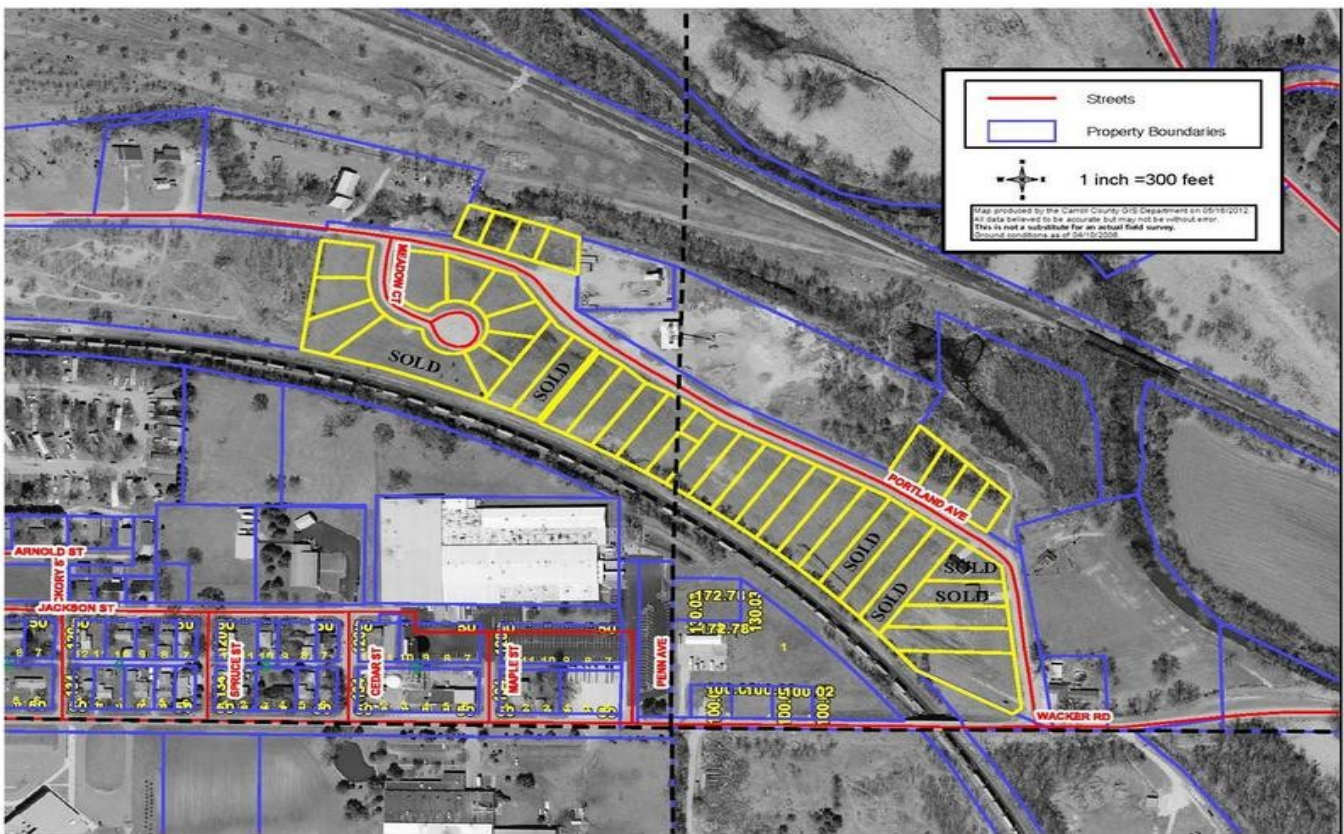
www.oldnorthwestlandco.com

ONLY 35 LOTS REMAINING

Fully Improved Subdivision...A Timely Investment Opportunity

This 23.78± acre, ready to build subdivision has 35 remaining lots, offering all utilities and completed road work.

Out-lot boasts Plum River frontage with a park like setting. Land is ready to build, with City Water, City Sewer, Underground Electric, Natural Gas, Phone, and Cable.



SKIP OR CAROL SCHWERDTFEGER
Illinois Real Estate Brokers, GRI
(815) 238-6083 or (815) 266-7171
Skip@SkipandCarol.com or Carol@SkipandCarol.com
Old Northwest Land Co., inc
4359 Industrial Park Ste 101
Galena IL 61036



Broker Owned



www.oldnorthwestlandco.com

Meadows of Savanna

Savanna, Illinois

\$199,900

MLS#163080



FULLY IMPROVED SUBDIVISION

TIMELY INVESTMENT OPPORTUNITY!

Savanna, Illinois is located in the rolling hills of Carroll County, on IL Routes 64 and 84, just south of the Mississippi Palisades State Park, at the mouth of the Plum River.

The area offers boating, fishing, hiking, rock climbing, camping, the Great River Bike Trail (60 miles), and much more. Local shops house a myriad of Illinois handmade products, antiques, and home décor. Restaurants are known for heavenly homemade items and local lodging has warm and cozy rooms and friendly service.

Savanna represents a community of 4,300 + residents. Major employers include; Maclean Fogg Co., Elkay Manufacturing, Swiss Colony, Sullivan Foods, and West Carroll School District. Thomson Federal Prison is roughly a 14-minute drive South and will be hiring 1,000+ employees to service its facility.

This 23.78± acre, ready to build subdivision has 35 remaining lots, offering all utilities and completed road work. Out-lot boasts Plum River frontage with a park like setting. Land is ready to build, with City Water, City Sewer, Underground Electric, Natural Gas, Phone, and Cable.

PROXIMITY TO:

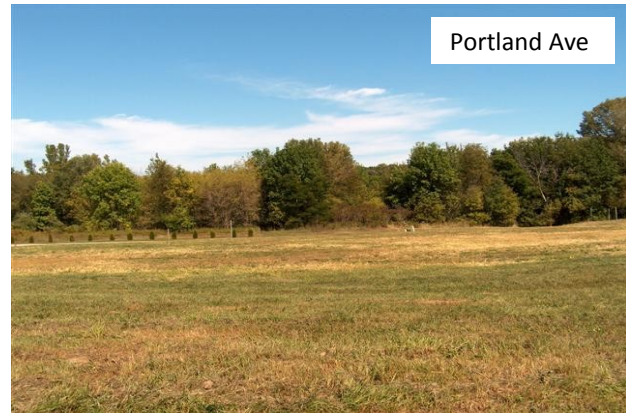
- Clinton, IA: 22 Miles
- Galena, IL: 30 Miles
- Dubuque, IA: 45 Miles
- Amana Colonies: 111 miles



Broker Owned



Meadows Ct. Cul-de-sac



Portland Ave



Mississippi Bridge to Iowa

SKIP OR CAROL SCHWERDTFEGER
 Illinois Real Estate Brokers, GRI
 (815) 238-6083 or (815) 266-7171
 Skip@SkipandCarol.com or Carol@SkipandCarol.com
 Old Northwest Land Co., inc
 4359 Industrial Park Ste 101
 Galena IL 61036