

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR SALE—Mini Farm in LeRoy, Illinois

### ADDRESS

301 Salt Creek Road  
LeRoy, Illinois

### ASKING PRICE

\$520,000

### PARCELS

30-28-301-002, -006, & -007

### BUILDING SIZES (in sq. feet)

House: 1,620; Shed: 1,890

### LAND

Total of 17.85 acres

### ZONED

R-1 (Per McLean Co.)

*Being Sold "AS IS"*

*Any inspection is for  
informational purposes  
only.*



Main House: Built 1919

Addition Added: 1999

1 1/2 Story House

Main Floor: Master Bedroom,  
& full bath (added in 1999)  
plus an additional bedroom

Upstairs: 2 beds & full bath

New Carpet throughout

New Roof in 2023

Generac Generator (@ 6 years)

Basement has inside and out-  
side access

### Detached Garage:

- 30' x 24'
- Built in 1974
- New roof in 2023

### Machine Shed:

- 42' x 45'
- Built in 1999
- 2 Overhead doors
- Heated
- Concrete floor
- Car lift
- Workbenches
- Slop Sink



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Detached Garage:  
Two 8' overhead doors  
720 sq. ft.



Other Outbuildings:  
Garden Shed  
16'x30' Chicken Coop  
Paver hard scape Patio  
with paver Fireplace  
Fruit Trees  
Raised-Bed Garden Area



Machine Shed:  
12'x16' overhead door  
10' x 8' overhead door  
Man door  
Concrete floor  
Heated (Radiant)  
Work benches  
Car Lift  
Slop Sink



Both of the  
bathrooms  
have been  
recently  
remodeled



**301 Salt Creek Road, LeRoy**

Tract 1: House, Garage, & Sheds on 1.24 Acres

Tract 2: 0.81 Acres of Planted Trees

Tract 3: 15.81 Acres of Tillable Farmland

