



Commercial & Industrial Real Estate
Brokerage / Management Services
www.BurchKiser.com

Property For: **Sale**



DESCRIPTION

SPECIFICATIONS

Commercial Lot on Rt. 45 (Liberty Ave.)
Rantoul, IL with great visibility and easy
access.

Lot Size: Approx. 15,966 sq. ft.

Zoned: CR Conservation Recreation
(Champaign County Zoning)

PIN: 20-09-03-401-004

R.E. Taxes: \$160.22 (2015 Pay 2016)

Price: \$31,000*

*Sale is subject to Permanent
Billboard Easements.

MORE INFORMATION?

For additional information, please contact
John Kiser at **217-359-8333**. Burch Kiser Real
Estate, LLC is the agent for, and therefore
represents, the Lessor.

Office: 511 N Neil St., Champaign, IL 61820



GIS Webmap Public Interface Champaign County, Illinois



25

Feet

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgment of this disclaimer.

Date: Thursday, March 8, 2018

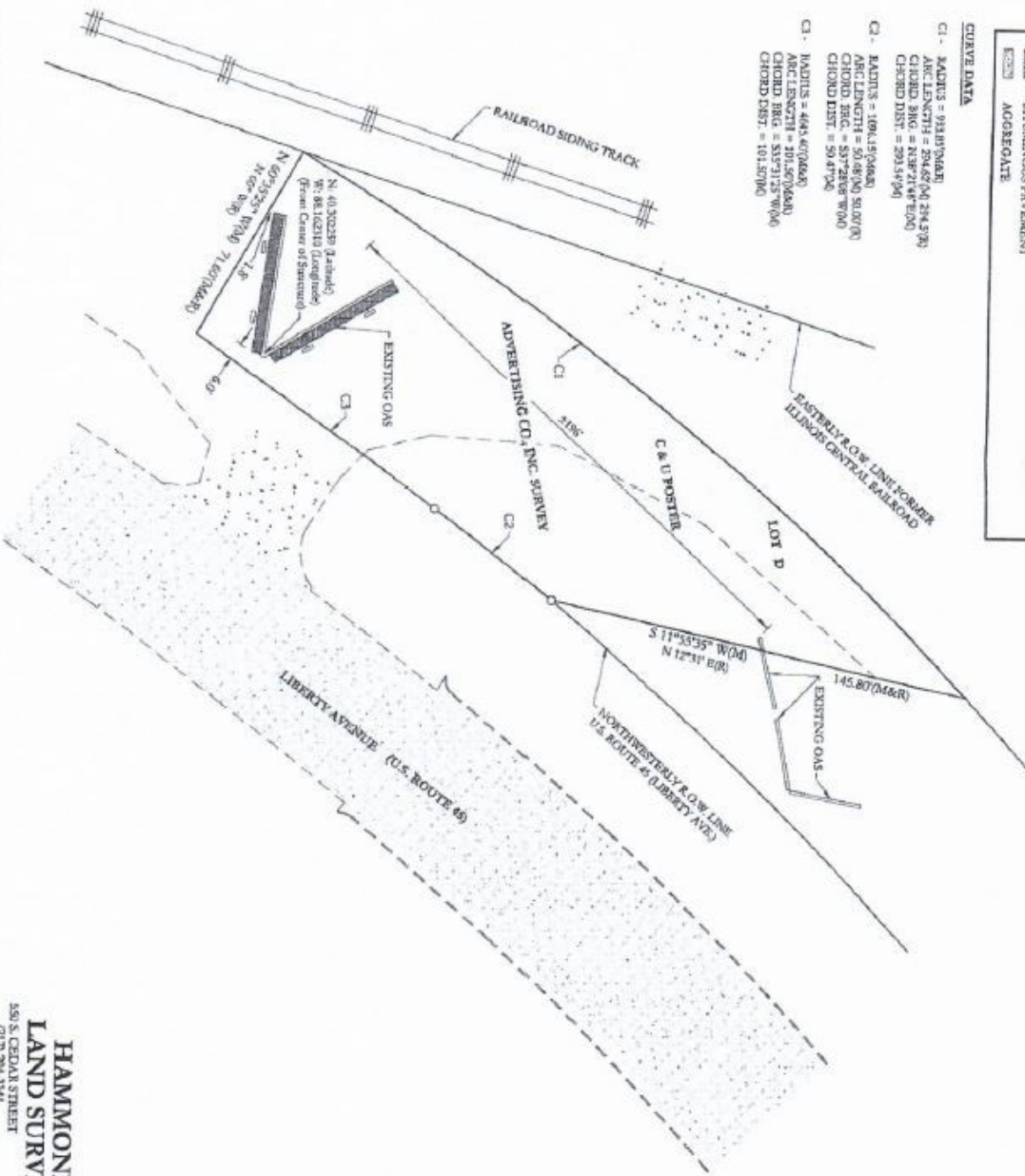
NORTH

LEGEND

○	IRON PIN/PIN, POLAND	OAS	OUTDOOR ADVERTISING STRUCTURE
●	TRON PIN SET	90	MEASURED DIMENSION
▬	CONCRETE PAVEMENT	IR	RECORD DIMENSION
▬	BITUMINOUS PAVEMENT		
▬	AGGREGATE		

CURVE DATA

- C1 - MAJUS = 93.8170(M&R)
ARC LENGTH = 204.62 (M 254.97R)
CHORD SNG = 238.27 (W 120Q)
CHORD DIST. = 203.57 (94)
- C2 - MAJUS = 106.45 (94R)
ARC LENGTH = 50.86 (M 50.07R)
CHORD SNG = 57.28 (W 00)
CHORD DIST. = 59.47 (94)
- C3 - MAJUS = 44.84 (67.04R)
ARC LENGTH = 201.87 (M 180.00R)
CHORD SNG = 53.91 (25 W 00)
CHORD DIST. = 101.57 (00)



SIGN LOCATION PLAN

LOT "P" IN C & U POSTER ADVERTISING CO., INC. SURVEY LOCATED IN THE SE1/4 OF SEC. 3, T21N, R9E, 3RD P.M., CHAMPAIGN COUNTY, ILLINOIS



THIS SPACE RESERVED FOR RECORDING AGENT

PARENT PARCEL LEGAL DESCRIPTION (per Composite Oas, Chain Dred Document 42001 R232000)
Lot "P" of an C & U Poster Advertising Co., Inc. Survey of a part of the Southeast Quarter of Section 3, Township 21 North, Range 9 East of the Third Principal Meridian in the Village of Hammond, County of Champaign, State of Illinois.

NOTES

- 1) ALL BEARINGS ARE ASSUMED.
- 2) IMPROVEMENTS SHOWN ON THIS SIGN LOCATION PLAN ARE BASED ON FIELD WORK PERFORMED IN JULY 2016.
- 3) NO UTILITIES HAVE BEEN SHOWN ON THE SIGN LOCATION PLAN. CONTACT UTILITY PEOPLE TO ANY EXCAVATION.
- 4) NO OTHER EASEMENTS, RECORDED OR OTHERWISE, HAVE BEEN SHOWN ON THIS SIGN LOCATION PLAN.
- 5) THE SURVEY CONTAINS STRUCTURES AND OTHER IMPROVEMENTS NOT SHOWN HEREON. SURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED AS A PART OF THIS SURVEY.
- 6) THE COMPLIANCE OR NON-COMPLIANCE WITH ZONING ORDINANCES WAS NOT CONSIDERED AS A PART OF THIS SURVEY.
- 7) THE NEAREST EXISTING OUTDOOR ADVERTISING STRUCTURE IS OVER 100 FEET SOUTH OF THE FASTING OUTDOOR ADVERTISING STRUCTURE.

SURVEYOR'S CERTIFICATE

I, THOMAS J. HAMMOND, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 1772, DO HEREBY CERTIFY THAT THE SIGN LOCATION PLAN SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, IN THE MONTH OF JULY 2016. ALL MEASUREMENTS HAVE BEEN SET OR POINTS INDICATED ON THIS SIGN LOCATION PLAN.

DATED THIS 5th DAY OF August 2016 A.D.
 PREPARED BY: Thomas J. Hammond
 THOMAS J. HAMMOND, ILL. S. 08172
 LICENSE EXPIRES NOV. 30, 2018



HAMMOND & REID
LAND SURVEYING, LTD.
 150 S. CEDAR STREET
 (217) 294-1344
 DESIGN FIRM LIC. # 184-05735 (EXPIRES 04/30/2017)

FB #24 - CLIENT: ADAMS OUTDOOR ADVERTISING	DATE: 08/05/2016	SHEET NO: 1 OF 1
DWG BY: GTP	CHKD BY: TJH	
CAD DWG: 1015.35.dwg	DATE: 08/05/2016	