

# FOR SALE

Ottawa, Illinois



**197+/- Acres**  
Price Subject to Offer

- Immediate access to I-80 & Rt 71 full interchange
  - I-80 / I-39 Corridor
  - TIF & Enterprise Zones
- City water to site & sewer extension possible thru Ottawa
- Excellent development potential
  - Industrial/Hospitality/Retail
- Adjacent to 253 acre Dayton Bluffs Preserve
- 155+/- income producing tillable acres
  - Can be subdivided

[www.ottawainow.com](http://www.ottawainow.com)

[www.theconservationfoundation.org](http://www.theconservationfoundation.org)

[www.northcentralillinois.org](http://www.northcentralillinois.org)

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**BROKERAGE | 1031 EXCHANGES**

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