

**Michael J. Fleming**

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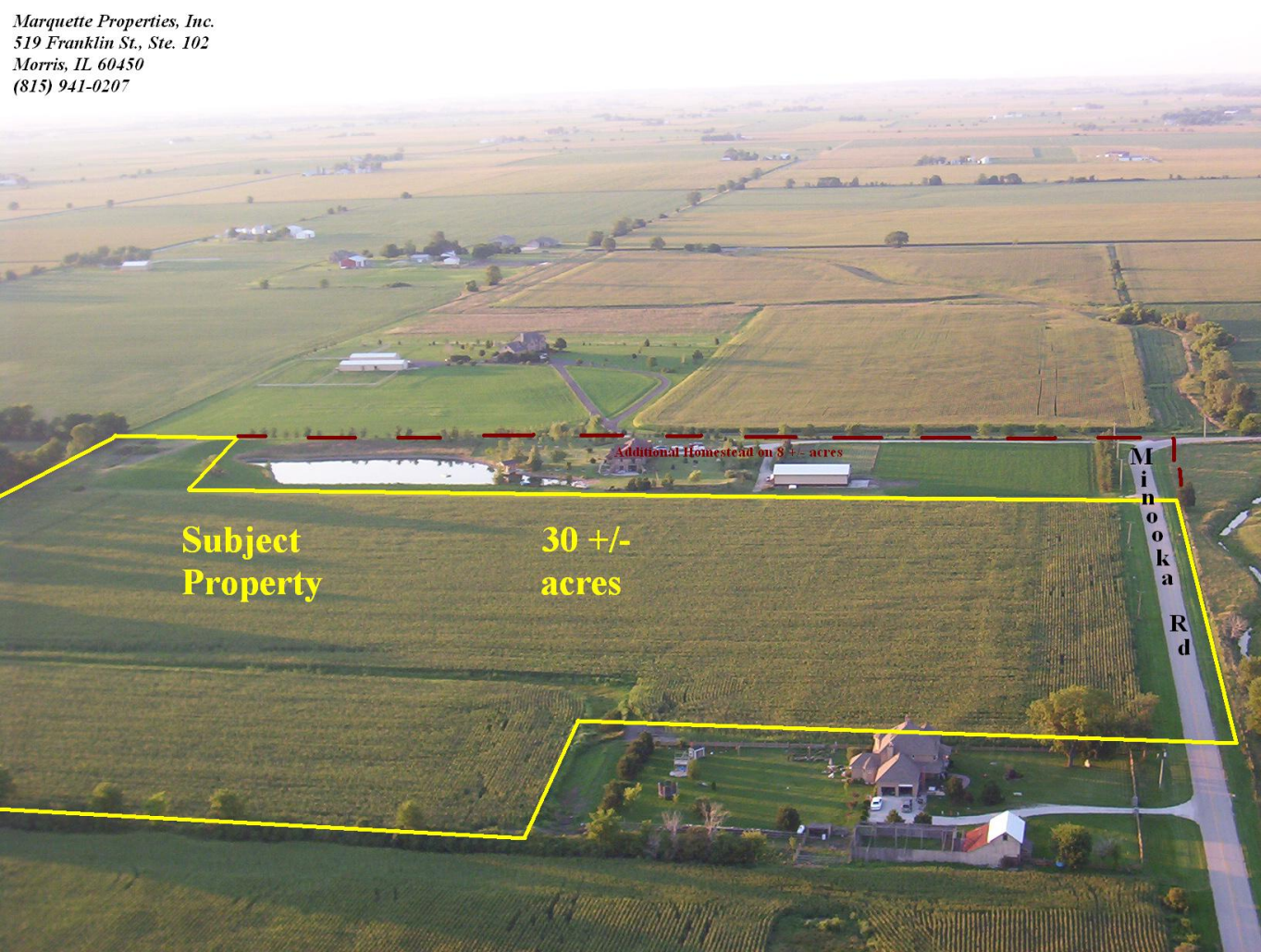
Peter M. Fleming

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For Sale - Minooka, IL

- Acres** 30 +/- acres
(Can be combined with the adjoining house, barn & pond on 8 +/- acres)
- Location** Minooka Rd. (west of Ninovan Lake Estates Subdivision)
- Zoning** Grundy County Agriculture
- Price** \$19,900 per gross acre or \$597,000
- Comments** The property sits due west of the Village of Minooka on Minooka Rd. in the Minooka School District. The Minooka High School system is a quality educational system that is recognized throughout the area. Minooka is located on Interstate 80, which is the 'Crossroads of the United States.' The property is served by the Ridge Rd. interchange, just 3 miles west of Interstate 55.

Marquette Properties, Inc.
519 Franklin St., Ste. 102
Morris, IL 60450
(815) 941-0207



**Subject
Property**

**30 +/-
acres**

Additional Homestead on 8 +/- acres

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Village of Minooka

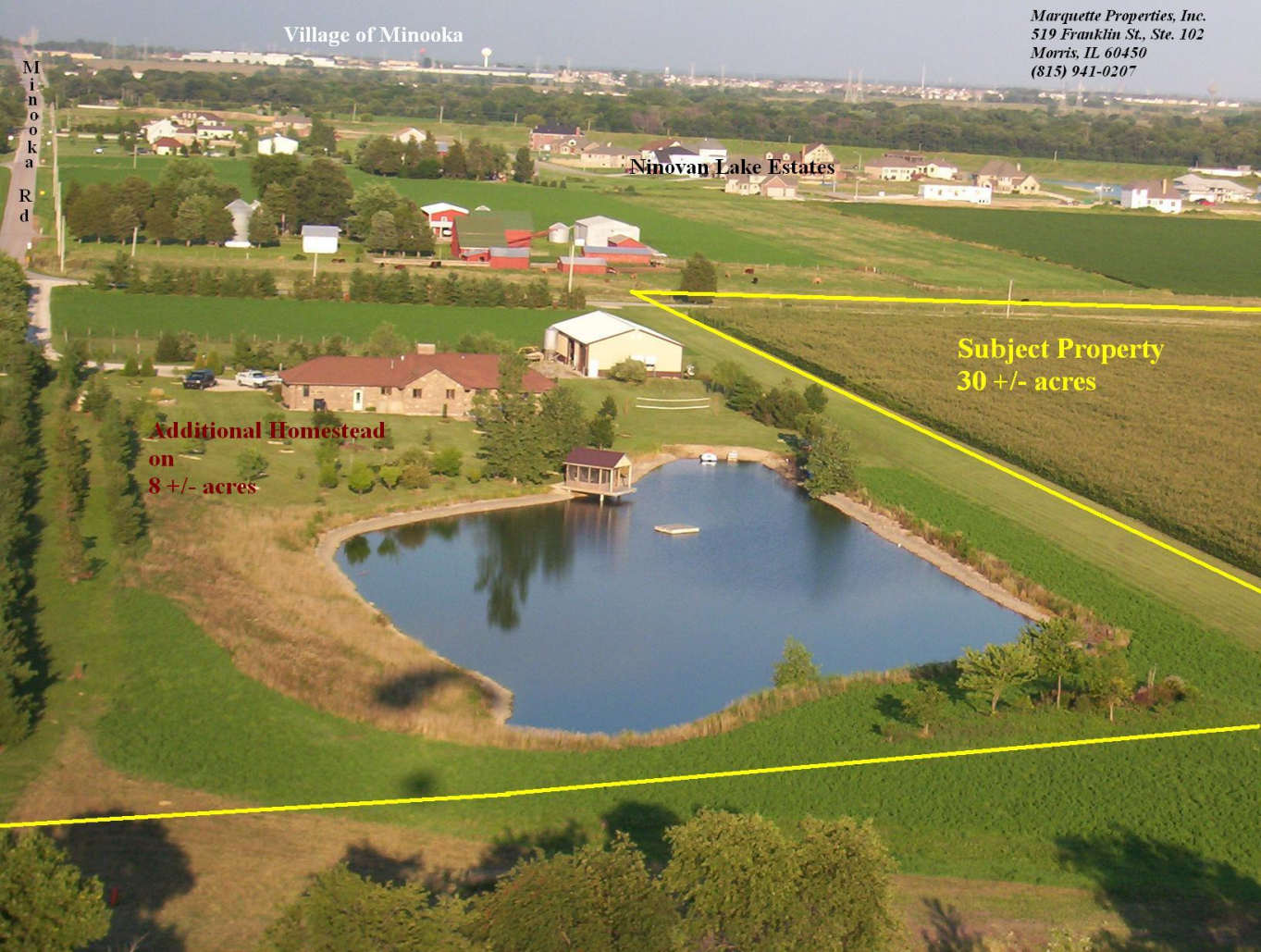
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Minooka Rd

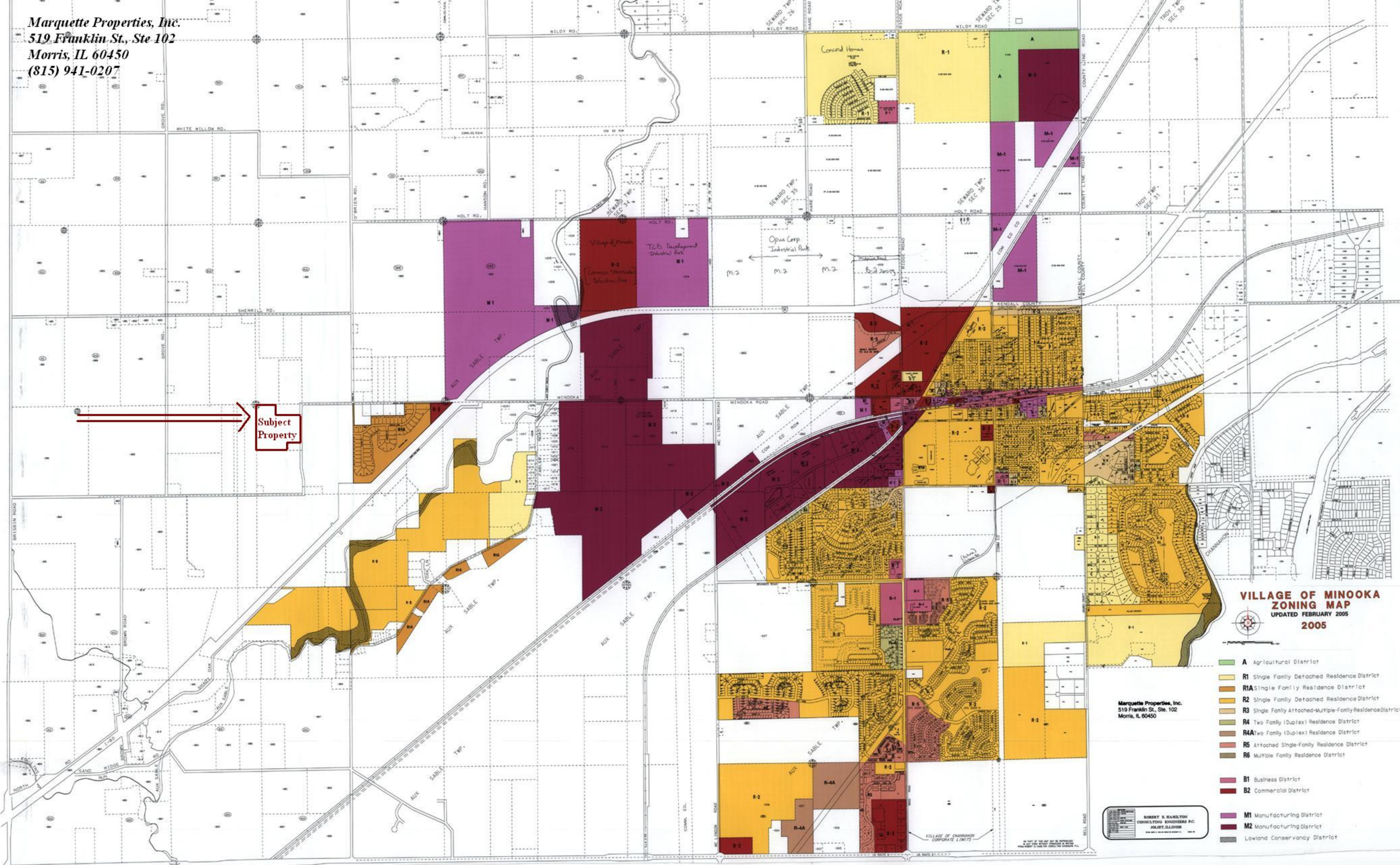
Ninovan Lake Estates

Subject Property
30 +/- acres

Additional Homestead
on
8 +/- acres



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**VILLAGE OF MINOOKA
 ZONING MAP
 UPDATED FEBRUARY 2005
 2005**



- A Agricultural District
- R1 Single Family Detached Residence District
- R1A Single Family Residence District
- R2 Single Family Detached Residence District
- R3 Single Family Attached-Multiple-Family Residence District
- R4 Two Family (Duplex) Residence District
- R4A Two Family (Duplex) Residence District
- R5 Attached Single-Family Residence District
- R6 Multiple Family Residence District
- B1 Business District
- B2 Commercial District
- M1 Manufacturing District
- M2 Manufacturing District
- Lowland Conservancy District

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ROBERT E. HAMILTON
 CONSULTING ENGINEER P.C.
 JOLIET, ILLINOIS