



## Michael John Fleming

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# For Sale: 72 +/- acres – Kendall County

**Location:** NE Corner of Sherrill Road & Grove Rd.  
NW of Minooka, IL – Seward Twp., Kendall County

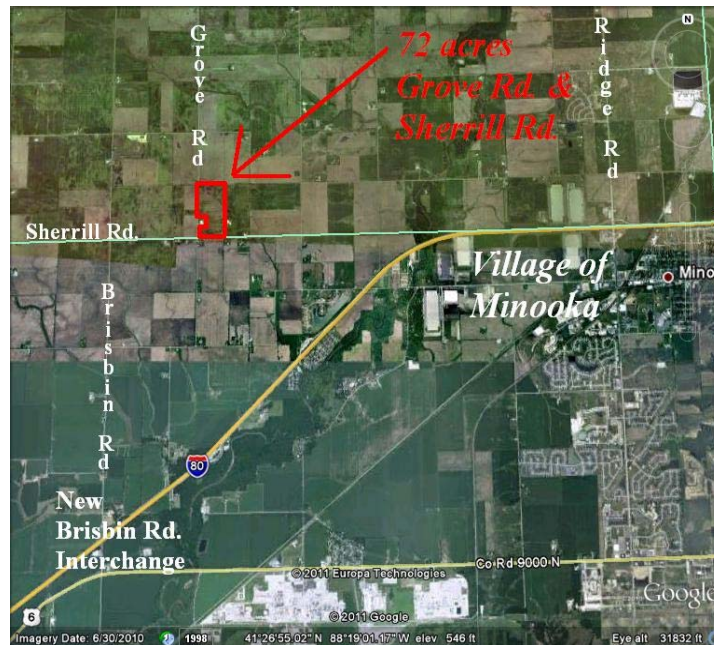
**Acres:** 72 +/- total acres

**Reduced Price:** \$10,500 per acre or \$756,000

**Zoning:** Currently zoned as Kendall County Agriculture.  
Located in the planning area for the Village of Minooka.

### Comments:

- Located near the new Brisbin Rd. Interchange.
- Grove Rd. is scheduled to be the major North/South Corridor in Kendall County connecting I-80 & Brisbin Rd. to the northern portion of the county.
- North boundary line of property will have exposure to the proposed Prairie Parkway Hwy. Grove Rd. has the potential for an interchange on the Prairie Parkway.



## Marquette Properties, Inc.

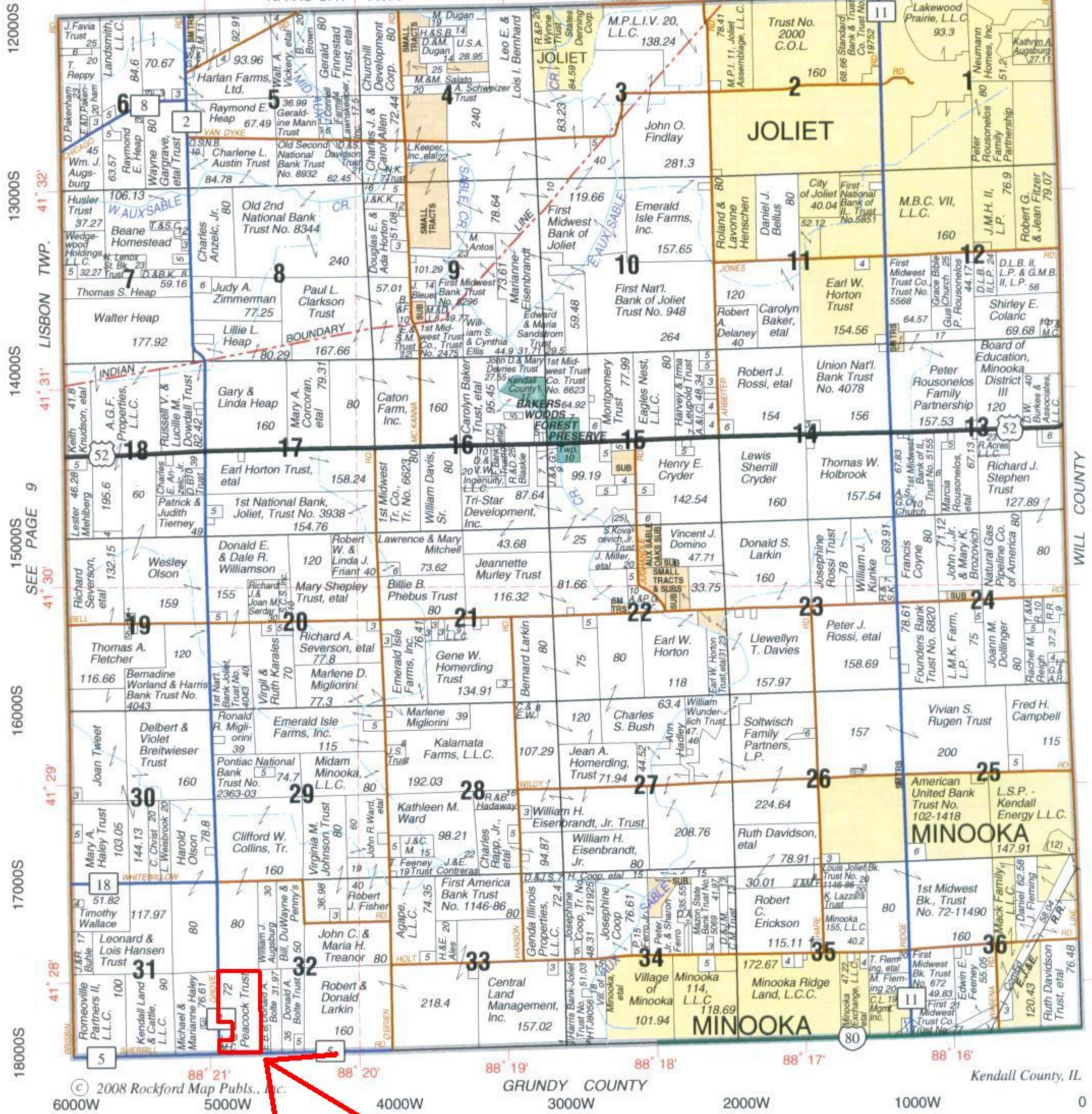
519 Franklin St., Ste. 102, Morris, IL 60450

# SEWARD

# T.35N.-R.8E.

NA-AU-SAY TWP.

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GRUNDY COUNTY

Kendall County, IL

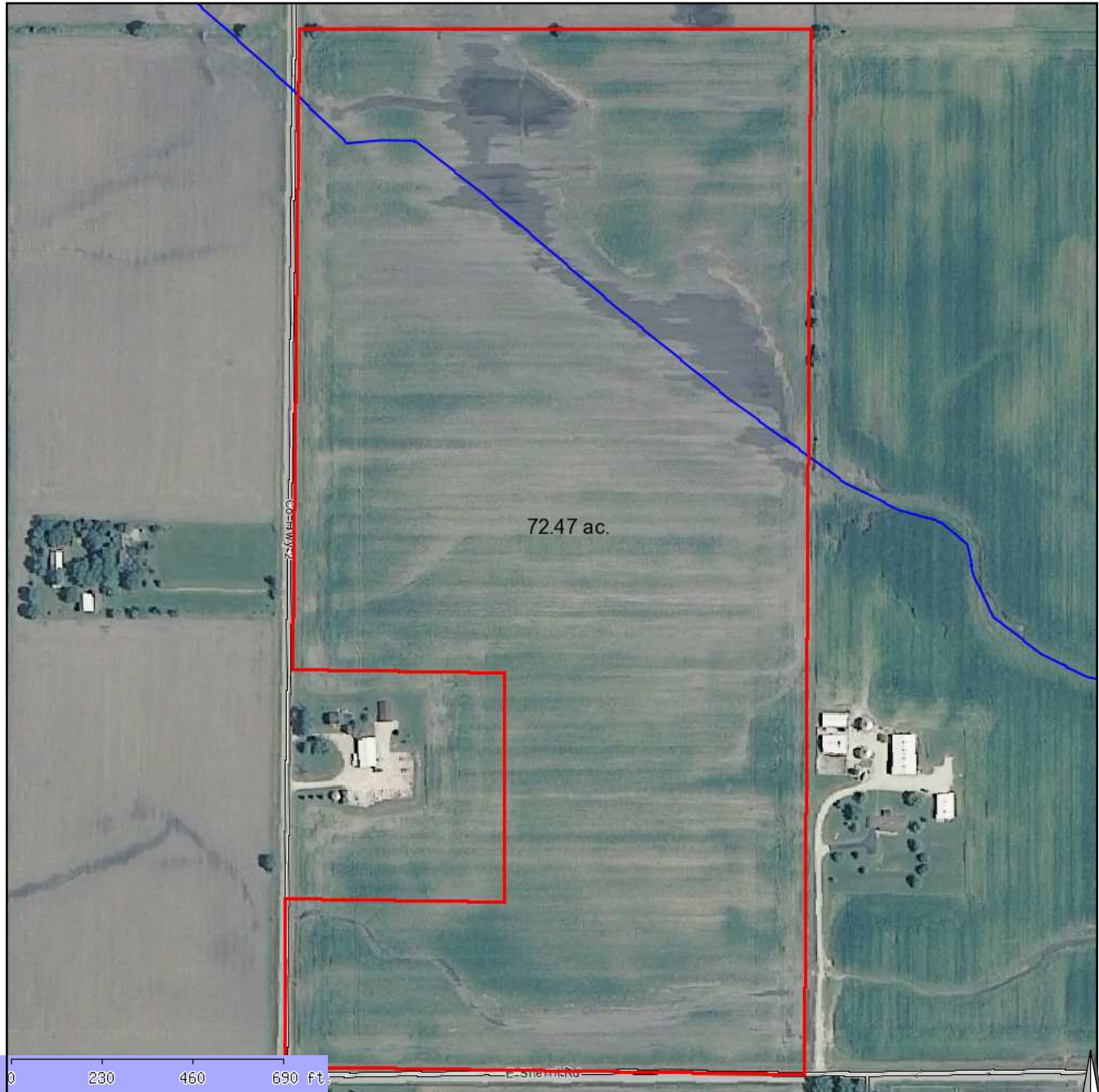


— Widening of Route 47 to 4 lanes from Caton Farm Road to I-80  
— Final approved route as of June 1, 2007  
 Source: Illinois Department of Transportation

**Grower:** Pete Fleming  
**Farm:** Peacock  
**Acres:** 72.47

**Field(s):** Grove and Sherrill

**SGS - Toulon**  
117 East Main St  
Toulon, IL 61483  
PHONE: 309-286-2761  
FAX: 309-286-6251



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Label	Acres	Soil Description	Corn	Soy	Oats
91A	21.02	Swygert silty clay loam, 0 to 2 percent slopes	143.00	47.00	71.00
91B	2.98	Swygert silty clay loam, 2 to 4 percent slopes	146.00	49.00	73.00
235A	48.47	Bryce silty clay, 0 to 2 percent slopes	146.00	49.00	73.00