



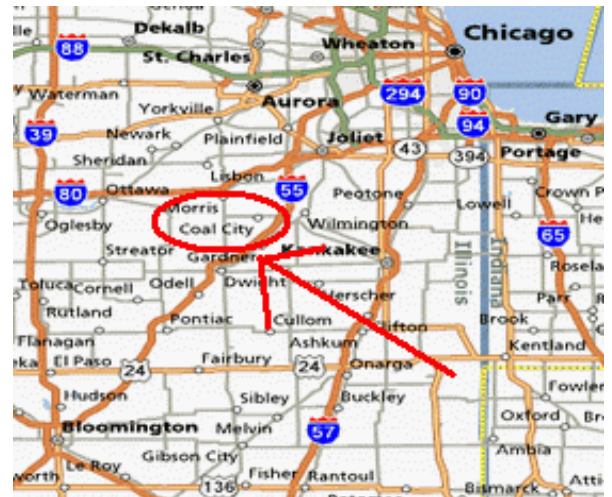
Michael John Fleming

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Peter Michael Fleming

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For Sale: 1,021 +/- acres Maine-Braceville Twp – Grundy Cty, IL



- **1,021 +/- Acres
(May Be Divided)**
- **List Price:
\$12,000 / acre**

- Contiguous to Village of Coal City
- Located near I-55 interchange, BNSF & UP Railroads
- Additional acreage available
- All Buyer Brokers must register clients in writing

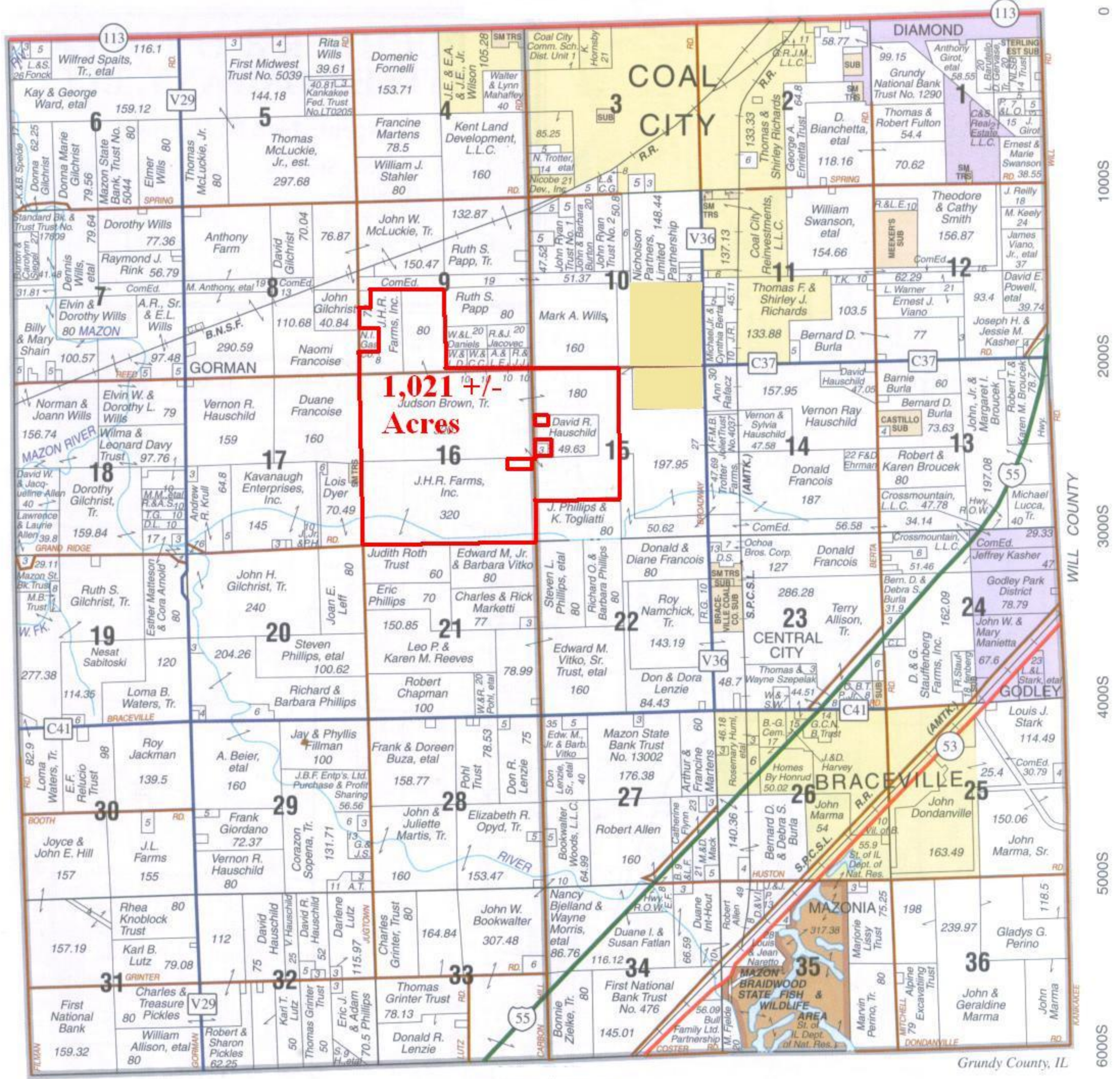
Marquette Properties, Inc.

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

www.marquetteproperties.com

MAINE- BRACEVILLE

T.32N.-R.8E.



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Grundy County, IL



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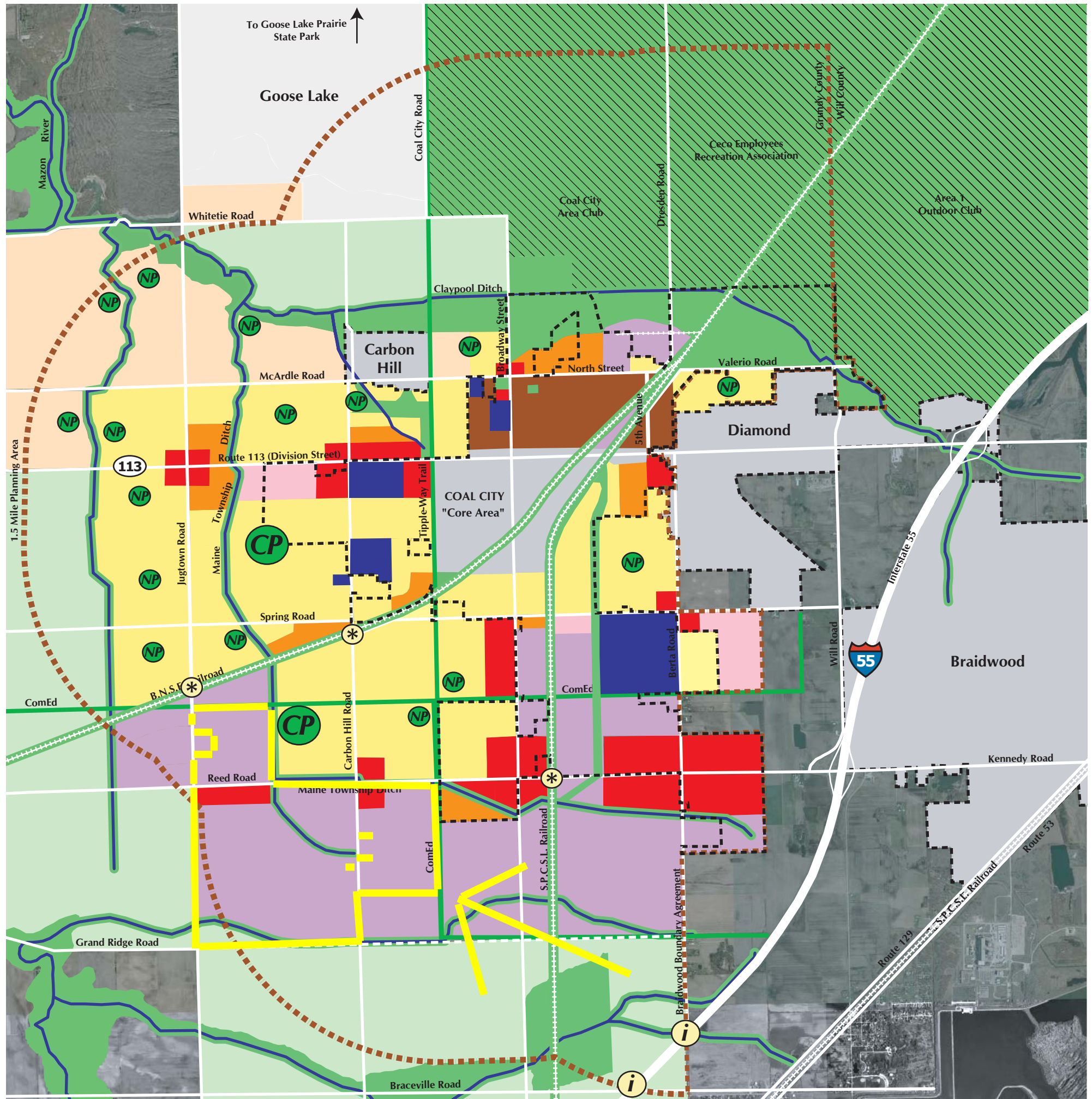
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Soil Numbers	Soil Name	Acres	Corn	Soybean	Productivity Index
594	Reddick clay loam	70.3	159	51	130
125	Selma loam	51.7	157	51	129
235	Bryce silty clay	50.6	146	49	121
151	Ridgeville fine sandy loam	163.5	136	46	114
184	Roby fine sandy loam	6.2	131	45	111
201	Gilford fine sandy loam	245.03	133	44	110
42	Papineau sandy loam	214.6	124	41	103
98	Ade loamy fine sand	209	122	42	103
88	Sparta loamy fine sand	10.7	107	37	92
Total Acres		1021.63	Avg. P.I.		113

Source: USDA/NRCS Soil Survey of Grundy County & University of Illinois Bulletin 811 Optimum Crop Productivity Ratings for Illinois soils

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DRAFT FUTURE LAND USE PLAN
 Village of Coal City, Illinois



MAP KEY

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Village Residential
- Commercial
- Commercial / Office Park
- Light Industrial / Business Park
- Municipal / Institutional
- Open Space (Private)
- Open Space / Parks (Public)
- Agricultural
- Waterway
- Municipal Boundary
- Planning Area Boundary
- Roads
- Proposed Roadway
- Railroads
- Potential Interchange
- Potential Grade Separated Crossing
- Future Neighborhood Park
- Future Community Park

