



Michael John Fleming

Office: 815-941-0207
Fax: 815-941-4617
Cell: 815-347-5151

Peter Michael Fleming

Office: 815-941-0207
Cell: 773-882-6286
Email: pfleming52@yahoo.com

For Sale

154 +/- acres County Line Rd & Shepley Rd. Will Cty
80 +/- acres Minooka Rd. Grundy Cty

Property 1

Location: County Line Rd & Shepley Rd (1 mile east of Ridge Rd.)

Acres: 154 +/- acres

Zoning: Currently zoned Agriculture in Unincorporated Will County

Proposed Use:

- Property is located within the Village of Minooka's Comprehensive Planning District.
- Proposed future use is light industrial

Comments: Excellent speculative property for the future on a good intersection

Property 2

Location: Minooka Rd. (1/2 mile west of Brisbin Rd.)

Acres: 80 +/- acres

Zoning: Currently zoned Agriculture in Unincorporated Grundy County

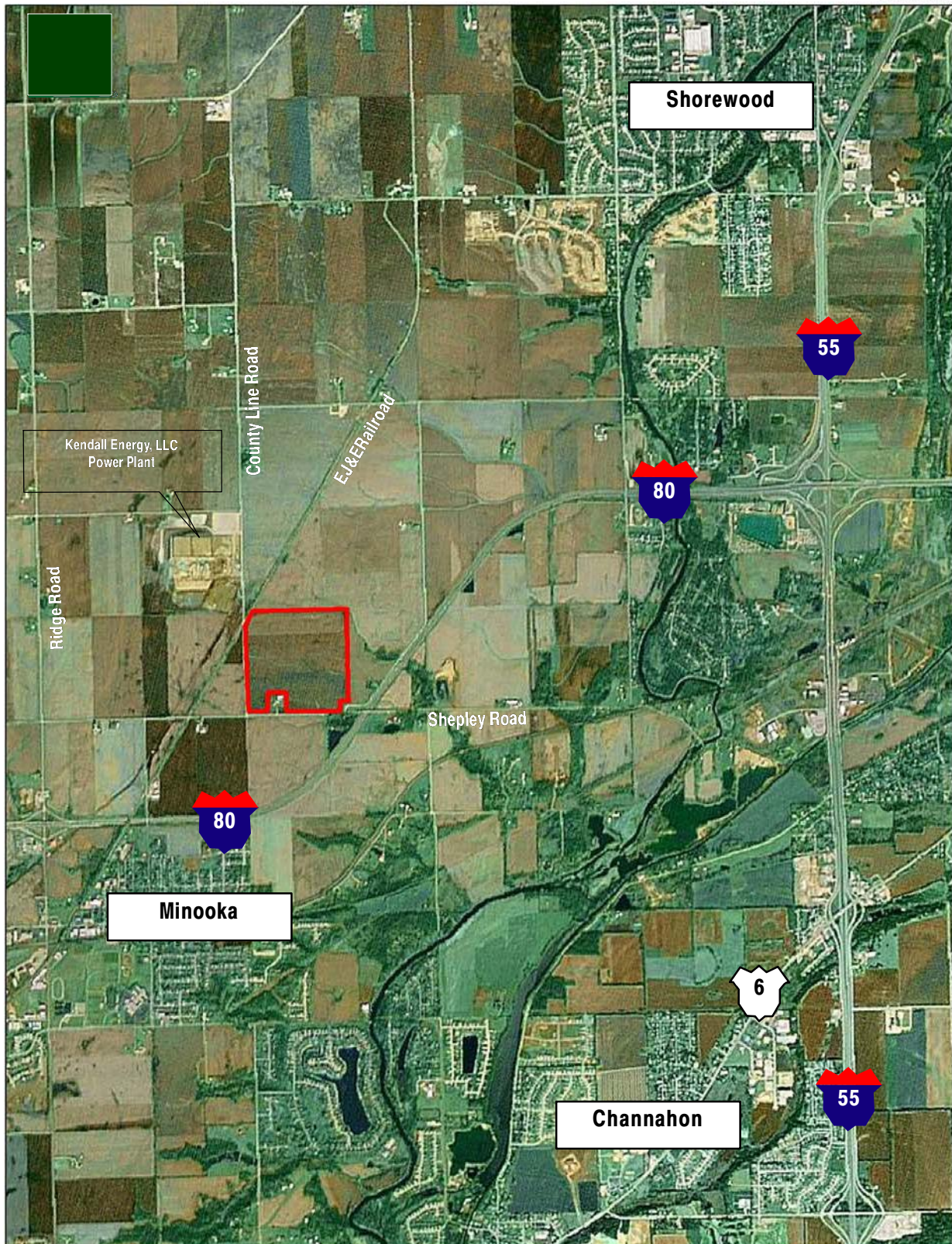
Proposed Use:

- Property is located within the Village of Morris' Comprehensive Planning District.

Comments: Excellent location near the new Brisbin Rd. Interchange on I-80

Reduced Price: \$15,950 per acre for both parcels

Marquette Properties, Inc.
519 Franklin St., Ste. 102, Morris, IL 60450



Boundary lines are approximate

234± acres
Grundy & Will Cos., Illinois

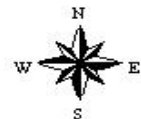
Aerial Photo

Tract 2 - Will County



map center: 41° 28' 25.65, 88° 14' 52.2
scale: 1:4720

31-35N-9E
Will County
Illinois



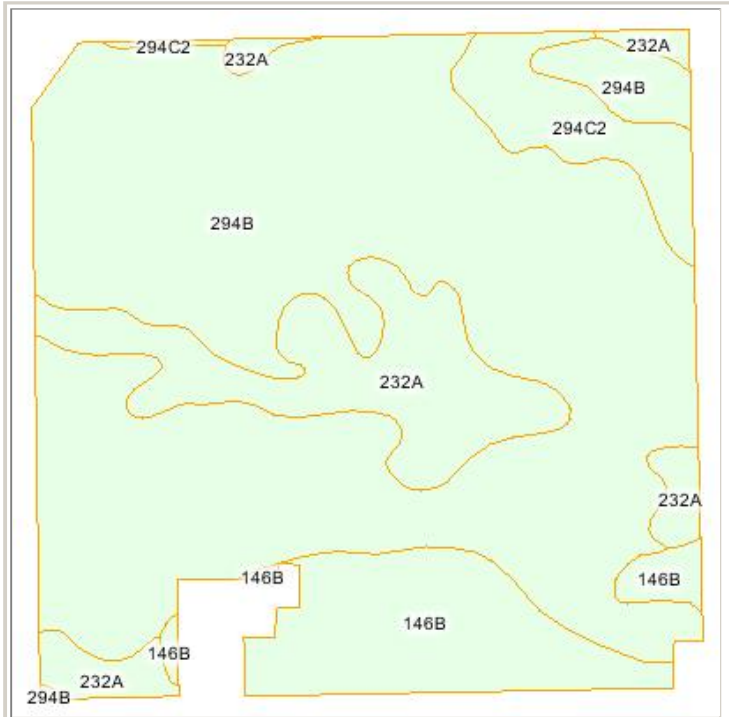
2/21/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.
PLSS provided by Illinois State Geological Survey.

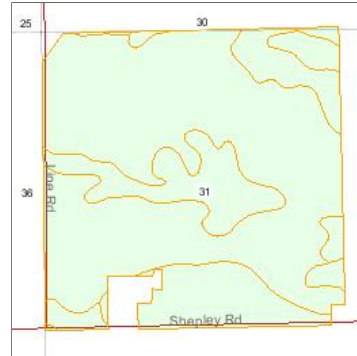
234± acres
Grundy & Will Cos., Illinois

Soils Information

Tract 2 - Will County



Fsa borders provided by the Farm Service Agency.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.



State: **IL**
 County: **Will**
 Location: **31-35N-9E**
 Township: **Troy**
 Acres: **154.6**



© 2006 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Oats	Soybeans
294B	Symerton silt loam, 2 to 5 percent slopes	107.3	69.4%	Ile	159	81	50
232A	Ashkum silty clay loam, 0 to 2 percent slopes	22.0	14.2%	IIw	154	77	51
146B	Elliott silt loam, 2 to 4 percent slopes	17.5	11.3%	Ile	149	77	50
294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	7.8	5.0%	IIIe	150	76	47
Weighted Average					157	80	50

234± acres
Grundy & Will Cos., Illinois

Topography Map

