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For Sale:

**203 +/- acres on Route 52 & County Line Rd.
Shorewood, IL – Kendall County**

Location: SW corner of Route 52 & County Line Rd.
Unincorporated Shorewood, IL – Kendall County

Acres: 203 +/- acres

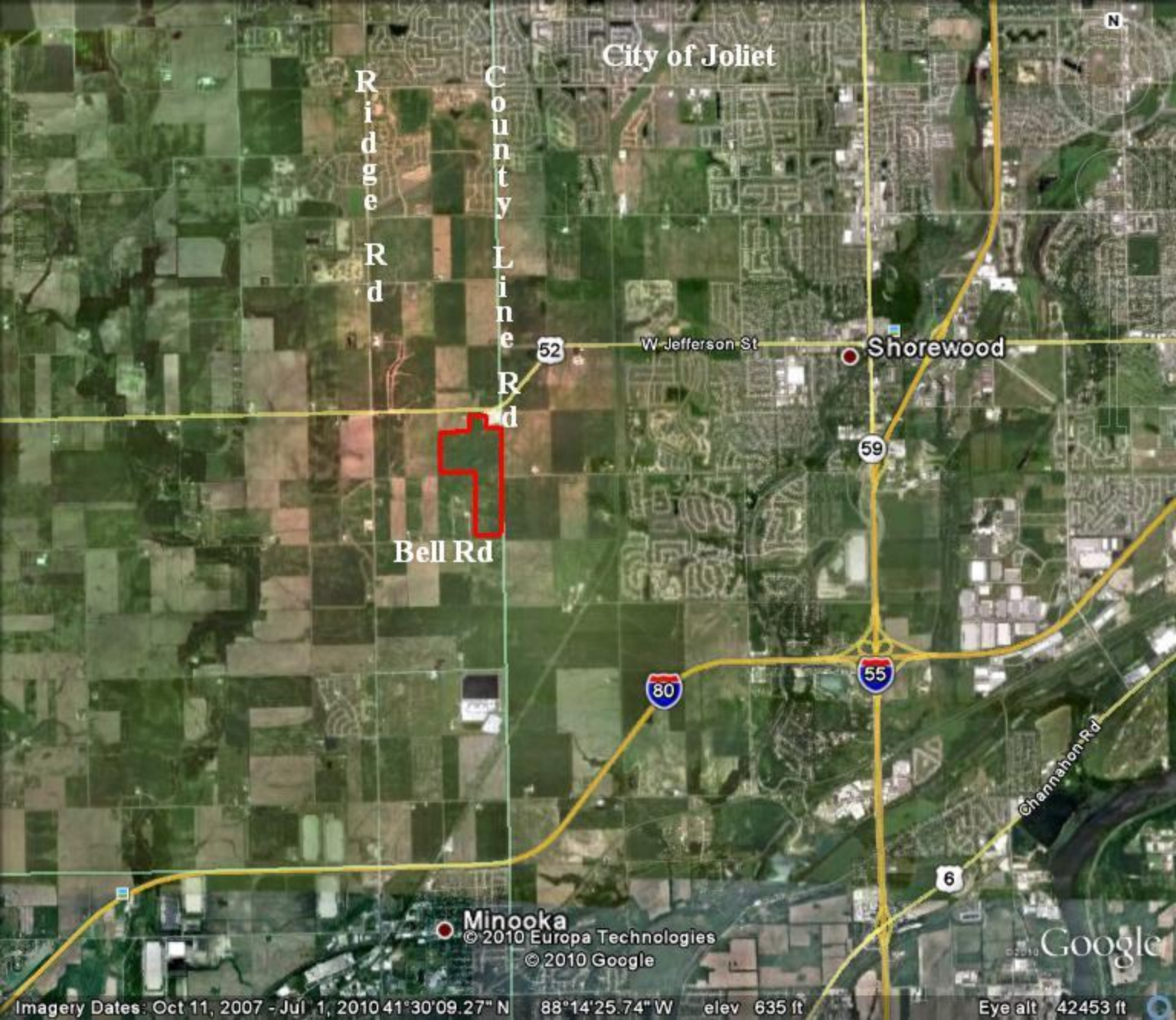
Zoning: Currently zoned Agriculture in Unincorporated Kendall County

Proposed Use:

- Property is located within the Village of Shorewood's Comprehensive Planning District.
- Proposed future use is commercial along frontage & residential on remainder of property

Comments: Excellent speculative property for the future on a state roadway and collector road

Price: Price Reduced in Jan 2011 to **\$11,900 per acre**



City of Joliet

Ridge Rd

County Line Rd

Shorewood

W-Jefferson St

Bell Rd

Minooka

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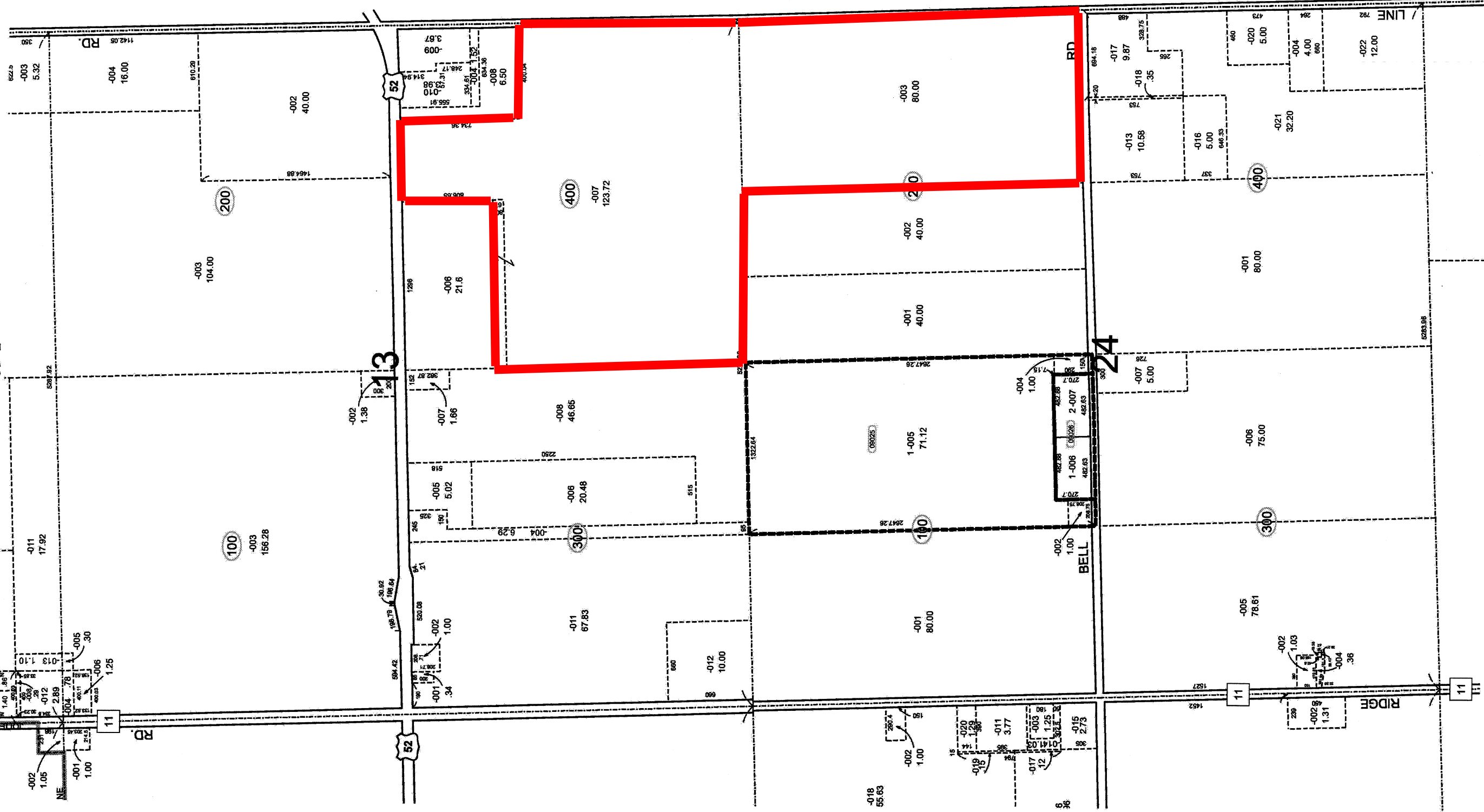
Google

Spring 2006

09-F

09-L

09-S



Will Co.

MAP PAGE LOCATOR

NAME	NO.	DATE
01	02	03
04	05	06
07	08	09

TOWNSHIP

SECTION

Scale: 1"=400'

0 100 FT

NORTH

SEWARD TWP.
SECS. 13 & 24T.35N. R.08E.
 Kendall County, Illinois

PLAT DATE: 3/26/2010
 Kendall County (315)
 1500 N. State St. Springfield, IL 62761
 (217) 244-2000

M-60

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA OR INFORMATION HEREIN, EITHER EXPRESSED OR IMPLIED BY KENDALL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.



PLAT OF SURVEY
MORRISON SURVEYING CO., INC.
 2710 N. IL. Rt. 47, Morris, Illinois 60450
 Phone (815) 941-8880 of FAX (815) 941-8880



PARCEL 1:
 THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,

EXCEPT THAT PART DESCRIBED AS FOLLOWS: THE NORTH 806.65 FEET OF THE WEST 1296.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 80.67 FEET THEREOF;

ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 34 MINUTES 08 SECONDS WEST ON THE EAST LINE OF SAID SOUTHEAST 1/4, 669.65 FEET; THENCE NORTH 90 DEGREES 40 MINUTES 37 SECONDS WEST 634.36 FEET TO THE WEST LINE OF THE EAST 634.3 FEET OF SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF THE EAST 634.3 FEET OF SOUTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 34 MINUTES 08 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHEAST 1/4, 669.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 40 MINUTES 37 SECONDS WEST, 634.36 FEET TO THE WEST LINE OF THE EAST 634.30 FEET OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 34 MINUTES 08 SECONDS EAST, ON SAID WEST LINE 555.91 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 54 MINUTES 32 SECONDS WEST, ON SAID NORTH LINE, 100.00 FEET TO THE WEST LINE OF THE EAST 734.30 FEET OF SAID SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 34 MINUTES 08 SECONDS WEST, ON SAID WEST LINE, 953.80 FEET; THENCE SOUTH 88 DEGREES 40 MINUTES 37 SECONDS EAST, 734.36 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 34 MINUTES 08 SECONDS EAST, ON SAID EAST LINE, 400.04 FEET TO THE POINT OF BEGINNING;

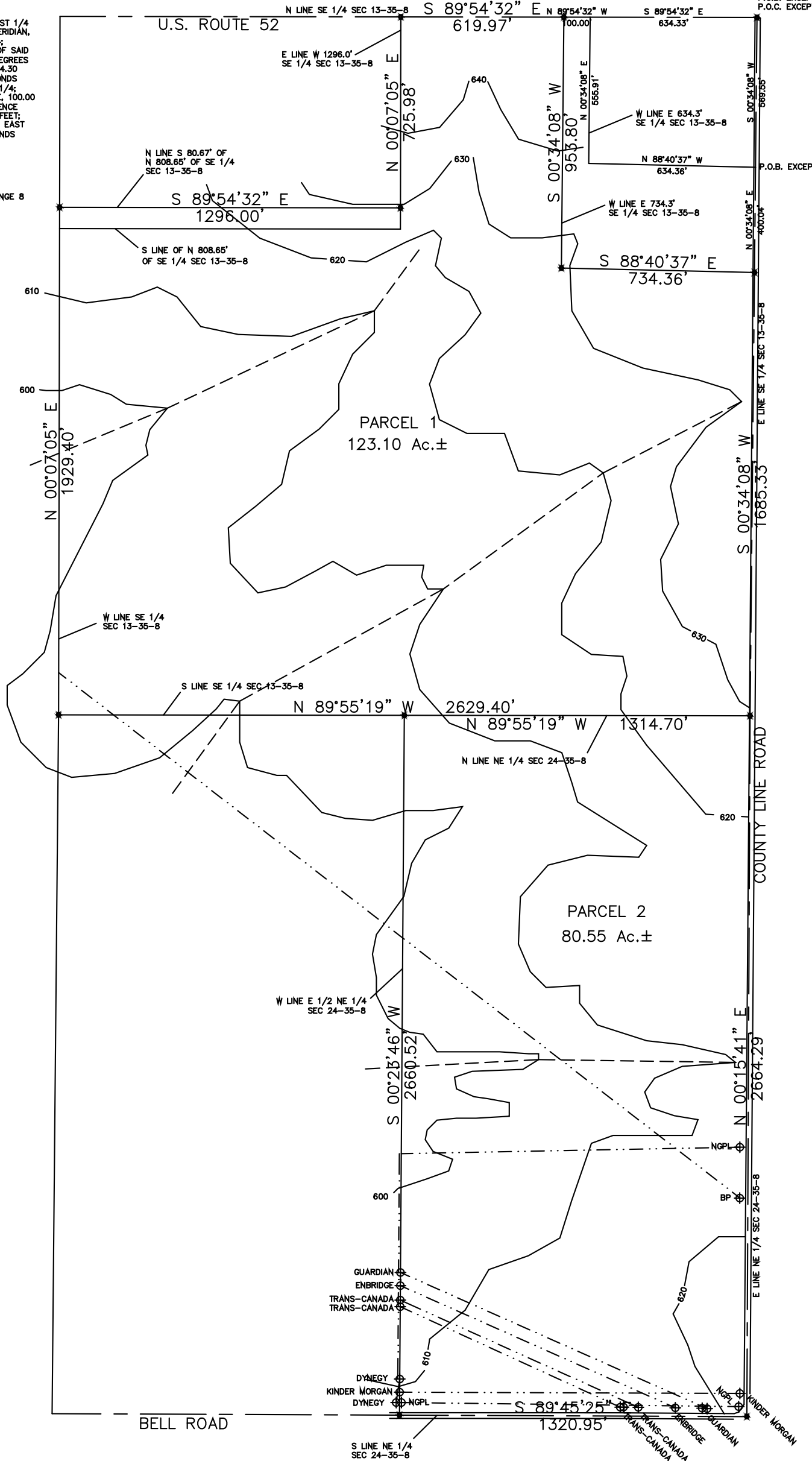
ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

NE COR SE 1/4
 SEC 13-35-8
 P.O.B. EXCEPTION 2
 P.O.C. EXCEPTION 3

P.O.B. EXCEPTION 3



TOPOGRAPHIC INFORMATION DIGITIZED FROM USGS QUAD MAP
 1993 YORKVILLE QUADRANGLE AND IS FOR REFERENCE ONLY,
 AND IS NOT INTENDED FOR DESIGN WORK.

State of Illinois
 County of Grand, J.A.S.
 We, MORRISON SURVEYING CO. INC., (P.O. License #184-003816) do hereby certify that we have surveyed the property described in the caption to the plat herein drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings are to the outside of buildings.
 Given under my hand and seal at Morris, Illinois, Date 12/17/10



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/10

LEGEND

- — — CENTERLINE OF DRAINAGE SCALE
- · — PIPELINE AS MARKED
- ⊕ GAS MARKER
- ✱ IRON PIPE

Compare All Dimensions Before Building And Report Any Discrepancies At Once. For Building lines, Easements and other restrictions not shown herein refer to your Deed, Title Policy, Zoning ordinance, ETC...

ORDERED BY: MARQUETTE PROPERTIES
 SCALE: 1" = 200' ORDER NO. 3388