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**LOTS-ACREAGE-FARMS**

Broker: Evan D. Roberts

**Price:** \$7,000/Acre

**Acreage:** 88 Acres (MOL)

**Address:** 104<sup>th</sup> & Joliet Road

**County:** Will

**Township:** Peotone

**Zoning:** A-1

**Taxes:** Year – 2008: \$769.00\*                      PIN: PO 17-20-16-100-003-0000  
\*Property is currently in the process of being divided off from a 153 acre parcel. PIN & tax amount are for the entire parcel.

**Lot Size:** 1105' (frontage)x2649'x1501'x2318'x395'x330'

**Schools:** 207U

**Crops:** Share Crop: No                      Cash Lease: Yes

**Miscellaneous:** Good farmland/1031 exchange/or good building or development site! Great location with frontage on Joliet Road/Rt. 52. Close to I-57 and Route 45. Property is not in or near a floodplain or wetland. Soil types are Elliott silt loam 2-4% slope & Varna silt loam 4-7% slope.

**Directions:** Joliet Road East of Route 45 @ SE corner of Route 52 (Joliet Road) & 104<sup>th</sup> Avenue (South side of road)

**CC:** 2%

**DATA HEREIN IS BELIEVED ACCURATE BUT NOT WARRANTED – SIZES ARE APPROXIMATE!  
INFORMATION NOT GUARANTEED. CHECK FLOOD INSURANCE**