

# McConville Realty & Auctioneering

129 West Railroad St. P.O. Box 9  
Earlville, IL 60518

[www.McConvilleRealty.com](http://www.McConvilleRealty.com)

## Scheer Farm

171.795 acres MOL in Sections 34 & 35 Custer Twp. Will County, IL  
Offered in 2 Tracts

**TRACT 1:**            *Has a 12 acre buildable lot*

Total Acres:    78 acres MOL  
Tillable Acres:  35 acres MOL  
2009 Taxes:     \$ 85.20

**New Price:**                    **\$ 351,000 or \$ 4,500.00 per acre**

**TRACT 2:**

Total Acres:        93.795 acres MOL  
Tillable Acres:     27 acres MOL  
2009 Taxes:         \$ 108.22

**New Price:**                    **\$ 422,077 or \$ 4,500.00 per acre**

Soils:                    See Soils Map

Improvements:      None

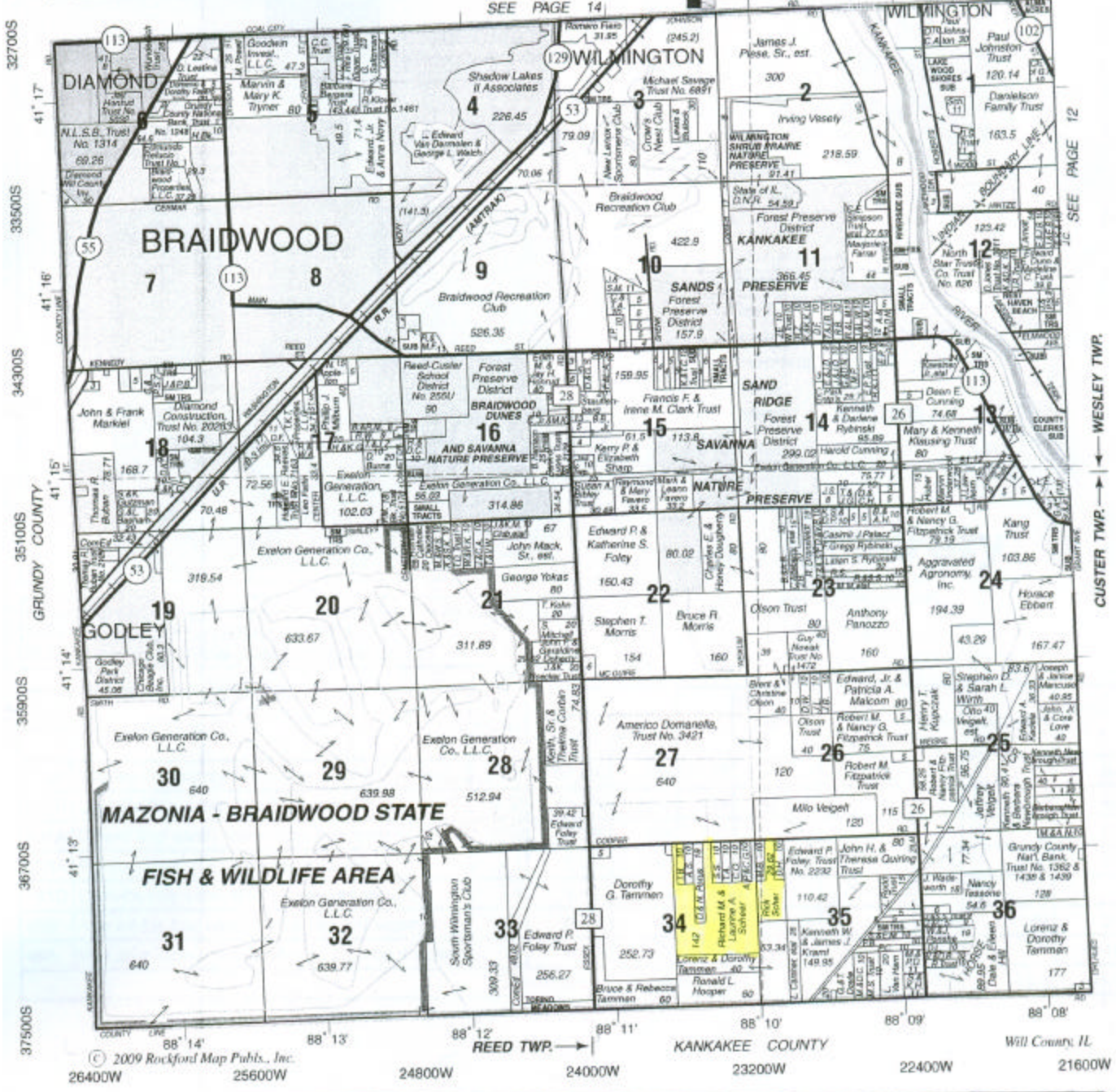
Comments:            Excellent recreational farm 1 mile from  
Braidwood Fish & Wildlife that has been  
developed as a Duck farm, with blinds, a well,  
canal & corn fields. THIS PROPERTY IS A  
SPORTSMANS DREAM JUST WAITING TO BE  
ENJOYED!

Agents:                 Marty McConville

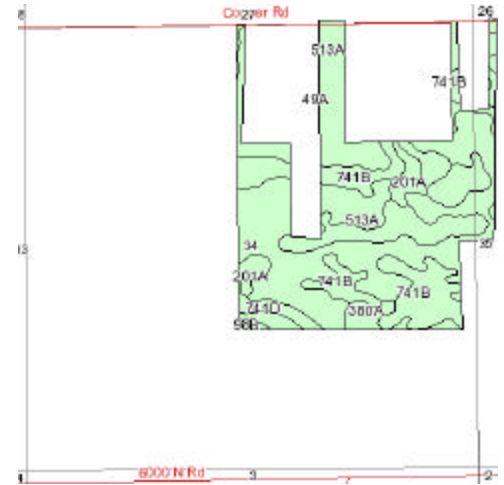
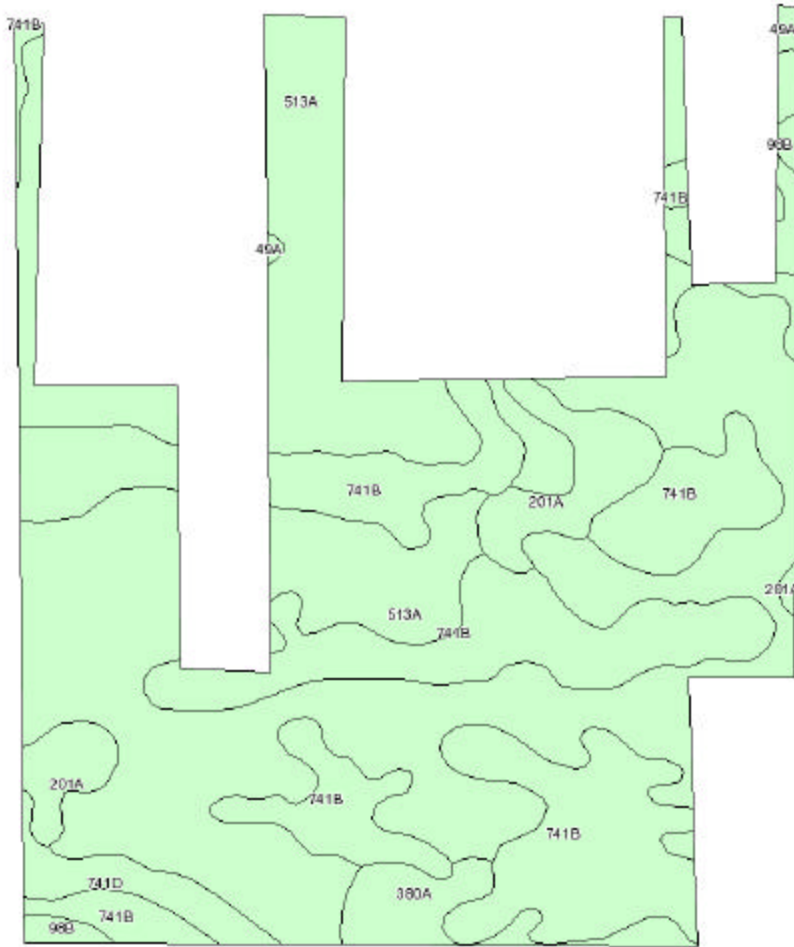
For more information or a private showing of the property call listing agents.

# REED WEST PART CUSTER WEST PART WESLEY T.32N.- R.9E.

SEE PAGE 14



SEE PAGE 12  
CUSTER TWP. — WESLEY TWP.



State: **Illinois**  
 County: **Will**  
 Location: **034-032N-009E**  
 Township: **Custer**  
 Acres: **154.9**  
 Date: **10/8/2010**

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat
513A	Granby fine sandy loam, 0 to 2 percent slopes	86.9	56.1%	Illw	125	4	5.8	61	45	54
741B	Oakville fine sand, 1 to 6 percent slopes	50.7	32.7%	IVs	95	3.3	4.8	47	34	42
201A	Gilford fine sandy loam, 0 to 2 percent slopes	7.9	5.1%	Ilw	133	4.1	6	66	44	53
380A	Fieldon loam, 0 to 2 percent slopes	4.5	2.9%	Ilw	136	4.5	6.7	71	46	54
741D	Oakville fine sand, 6 to 12 percent slopes	3.4	2.2%	VI s		3.2	4.6			
98B	Ade loamy fine sand, 1 to 6 percent slopes	1	0.7%	III s	121	3.8	5.6	62	42	51
49A	Watsoka loamy fine sand, 0 to 2 percent slopes	0.5	0.3%	III s	110	4	5.8	55	37	46
<b>Weighted Average</b>					<b>113.1</b>	<b>3.8</b>	<b>5.5</b>	<b>55.6</b>	<b>40.3</b>	<b>48.8</b>



Braidwood Cooling Lake  
Approx. 1/2 to 3/4 miles

Gated  
Access

Property Lines are  
Approximate

Gated Access

173 acres +/- Will County, IL

dove hunting  
fields

tillable  
income

Braidwood Will County Duck Club

floodable  
corn field

levied duck  
hunting area

well

Tract 2  
93.795  
acres

Tract 1  
78 acres

Possible future  
timber hole

levied timber  
hole

excellent deer  
hunting

Image U.S. Geological Survey  
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**COUNTY OF WILL 2009 LEVY PROPERTY TAX BILL**  
 YOUR SERVICES PROVIDED BY THE TAXING DISTRICTS LISTED  
 BELOW FROM JANUARY 1, 2009, THROUGH DECEMBER 31, 2009

PAT MCGUIRE, WILL COUNTY TREASURER 99.67  
 WILL COUNTY OFFICE BUILDING  
 302 N. CHICAGO ST., JOLIET, IL 60432-4059  
 8:30 A.M. - 4:30 P.M. MONDAY-FRIDAY  
 PHONE (815) 740-4675 FAX 740-4695 TDD 740-4682  
 AUTOMATED TAX INFORMATION (815) 740-4682  
[WWW.WILLCOUNTYTREASURER.COM](http://WWW.WILLCOUNTYTREASURER.COM)

01-24-35-100-007-0000

SCHEER RICK  
 601 OAKMONT LN  
 WESTMONT IL

60559

TO AVOID DUPLICATE PAYMENTS,  
 CHECK WITH YOUR LENDER.

1493  
 1494

CREAGE	TAX CODE	PROP. CLASS	2008 MARKET VALUE	SUPVR ASSVMT EQUAL FACTOR	PERMANENT INDEX NUMBER (PIN)		
9.62	0105	F	0	1.0000	01-24-35-100-007-0000		
NET EQUALIZED VALUE			2008	1,028	2009		
TAXING DISTRICT			RATE	2008 AMOUNT	PENSION	RATE	2009 AMOUNT
DREST PRESERVE			.1445	1.49	.07	.1519	1.58
ILL COUNTY BLDG COMM			.0191	.20		.0191	.20
DSTER TWP TOWN FUNDS			.1818	1.87		.1826	1.90
DSTER TWP ROAD FUNDS			.4389	4.51		.4407	4.58
DSEX FIRE DISTRICT			.4378	4.50		.4360	4.53
DHOOL DISTRICT 255-U			3.1270	32.15	1.35	3.1063	32.27
DMM COLLEGE DIST 525			.1896	1.95		.2144	2.23
DSSIL RIDGE PUB LIB			.1063	1.09		.1045	1.09
DILL COUNTY			.4751	4.88	.92	.4833	5.02
<b>* TOTAL AMOUNT *</b>			<b>5.1201</b>	<b>52.64</b>		<b>5.1388</b>	<b>53.40</b>
1st due date 06/02/10			2nd due date 09/02/10				
26.70			26.70				
<b>TOTAL AMOUNT DUE</b>					<b>53.40</b>		

Land  
 + Building  
 + Added Assessment  
 = Improvement Exemption  
 = Total Assessed Value  
 x Twp Multiplier  
 x County Multiplier  
 = Equalized Value  
 + Farm Land  
 + Farm Building  
 - Homestead Exemption  
 - Sr Citizen Exemption  
 - Sr Citizen Freeze Exemp  
 - Enterprise Zone Exemp  
 - Open Space Exemp  
 = Net Equalized Value  
 x Tax Rate  
 = Before Exemptions  
 - From Exemptions  
 = After Exemptions  
 + Other Tax  
 = Total Tax Due

AVOID PENALTIES. IF YOU MAIL  
 YOUR PAYMENT, DO SO AT LEAST FIVE  
 DAYS PRIOR TO THE DUE DATE.

IMPORTANT INFORMATION  
 ON REVERSE SIDE

**MUNICIPALITY OF WILL 2009 LEVY PROPERTY TAX BILL**  
 SERVICES PROVIDED BY THE TAXING DISTRICTS LISTED  
 BEGINNING FROM JANUARY 1, 2009, THROUGH DECEMBER 31, 2009

01-24-34-200-011-0000

SCHEER RICHARD M LAURINE A  
 11334 HIAWATHA LN  
 INDIAN HEAD PARK IL

60525

*✓ #1439  
 5837  
 05/02/10*

PAT MCGUIRE, WILL COUNTY TREASURER 93.892  
 WILL COUNTY OFFICE BUILDING  
 302 N. CHICAGO ST., JOLIET, IL 60432-4059  
 8:30 A.M. - 4:30 P.M. MONDAY-FRIDAY  
 PHONE (815) 740-4675 FAX 740-4695 TDD 740-4681  
 AUTOMATED TAX INFORMATION (815) 740-4682

[WWW.WILLCOUNTYTREASURER.COM](http://WWW.WILLCOUNTYTREASURER.COM)

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LEAVY	TAX CODE	PROP CLASS	2009 MARKET VALUE	SUPV ASSMT EQUAL FACTOR	PERMANENT INDEX NUMBER (PIN)	
1.18	0105	F	0	1.0000	01-24-34-200-011-0000	
TOTAL EQUALIZED VALUE			2008	1,047	2009	
TAXING DISTRICT			RATE	2008 AMOUNT	RATE	2009 AMOUNT
REST PRESERVE			.1445	1.51	.1519	1.61
JL COUNTY BLDG COMM			.0191	.20	.0191	.20
STER TWP TOWN FUNDS			.1818	1.90	.1826	1.93
STER TWP ROAD FUNDS			.4389	4.60	.4407	4.67
SEX FIRE DISTRICT			.4378	4.58	.4360	4.62
HOOB DISTRICT 255-U			3.1270	32.74	3.1063	32.90
4M COLLEGE DIST 525			.1896	1.99	.2144	2.27
SSIL RIDGE PUB LIB			.1063	1.11	.1045	1.11
JL COUNTY			.4751	4.99	.4833	5.11
<b>* TOTAL AMOUNT *</b>			<b>5.1201</b>	<b>53.62</b>	<b>5.1388</b>	<b>54.42</b>
1st due date 06/02/10		2nd due date 09/02/10				
27.21		27.21				
				<b>TOTAL AMOUNT DUE</b>		
				<b>54.42</b>		

Land	0
+ Building	0
+ Added Assessment	0
- Improvement Exemption	0
= Total Assessed Value	0
x Two Multiplier	1,0000
x County Multiplier	1,0000
= Equalized Value	0
+ Farm Land	1,059
+ Farm Building	0
- Homestead Exemption	0
- Sr Citizen Exemption	0
- Sr Citizen Freeze Exemp	0
- Enterprise Zone Exempt	0
- Open Space Exemp	0
= Net Equalized Value	1,059
x Tax Rate	5.1388
= Before Exemptions	54.42
- From Exemptions	0.00
= After Exemptions	54.42
+ Other Tax	0
= Total Tax Due	54.42

AVOID PENALTIES. IF YOU MAIL  
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 DAYS PRIOR TO THE DUE DATE.

IMPORTANT INFORMATION  
 ON REVERSE SIDE

**COUNTY OF WILL 2009 LEVY PROPERTY TAX BILL**  
 OR SERVICES PROVIDED BY THE TAXING DISTRICTS LISTED  
 BELOW FROM JANUARY 1, 2009, THROUGH DECEMBER 31, 2009

01-24-34-200-012-0000

SCHEER RICHARD M LAURINE A  
 11334 HIAWATHA LN  
 INDIAN HEAD PARK IL

60525

*05/09/10  
 #14  
 1426  
 5824*

PAT MCGUIRE, WILL COUNTY TREASURER 93.86  
 WILL COUNTY OFFICE BUILDING  
 302 N. CHICAGO ST., JOLIET, IL 60432-4059  
 8:30 A.M. - 4:30 P.M. MONDAY-FRIDAY  
 PHONE (815) 740-4675 FAX 740-4695 TDD 740-46  
 AUTOMATED TAX INFORMATION (815) 740-4682  
[WWW.WILLCOUNTYTREASURER.COM](http://WWW.WILLCOUNTYTREASURER.COM)

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CHARGE	TAX CODE	PROP. CLASS	2008 MARKET VALUE	SUPV. ASSMT. EQUAL FACTOR	PERMANENT INDEX NUMBER (PIN)	
77.82	0105	F	0	1.0000	01-24-34-200-012-0000	
NET EQUALIZED VALUE			2008	1,642	2009	
TAXING DISTRICT			RATE	2008 AMOUNT	RATE	2009 AMOUNT
DREST PRESERVE			.1445	2.37	.1519	2.52
ILL COUNTY BLDG COMM			.0191	.31	.0191	.32
JSTER TWP TOWN FUNDS			.1818	2.99	.1826	3.03
JSTER TWP ROAD FUNDS			.4389	7.21	.4407	7.31
SSEX FIRE DISTRICT			.4378	7.19	.4360	7.23
SCHOOL DISTRICT 255-U			3.1270	51.35	3.1063	51.50
SMM COLLEGE DIST 525			.1896	3.11	.2144	3.55
SSSIL RIDGE PUB LIB			.1063	1.75	.1045	1.73
ILL COUNTY			.4751	7.80	.4833	8.01
<b>* TOTAL AMOUNT *</b>			<b>5.1201</b>	<b>84.08</b>	<b>5.1388</b>	<b>85.20</b>
1st due date 06/02/10			2nd due date 09/02/10			
42.60			42.60			
					<b>TOTAL AMOUNT DUE</b>	
					<b>85.20</b>	

Land	(
+ Building	(
+ Added Assessment	(
- Improvement Exemption	(
= Total Assessed Value	(
x Twp Multiplier	1.0000
x County Multiplier	1.0000
= Equalized Value	(
+ Farm Land	1.65
+ Farm Building	(
- Homestead Exemption	(
- Sr Citizen Exemption	(
- Sr Citizen Freeze Exemp	(
- Enterprise Zone Exemp	(
- Open Space Exemp	(
= Net Equalized Value	1.65
x Tax Rate	5.1388
= Before Exemptions	85.20
- From Exemptions	0.00
= After Exemptions	85.20
+ Other Tax	(
= Total Tax Due	85.20

AVOID PENALTIES. IF YOU MAIL  
 YOUR PAYMENT, DO SO AT LEAST FIVE  
 DAYS PRIOR TO THE DUE DATE.

IMPORTANT INFORMATION  
 ON REVERSE SIDE