



CAPITAL  
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SERVICES

## Bauer Road Property 80± acres Will County, IL

For further information contact:  
**Douglas W. Deininger, ALC**  
Managing Broker  
25846 Meadowland Circle  
Plainfield, IL 60540  
Tel: (815) 439-9245  
doug@deininger-land.com  
Designated Agent for Seller

### Property Description

#### 80± acres of woods

The property has been used as a paintball/recreational park for over 25 years.

The front 40 acres is zoned C-6.

The rear 40 acres zoned A-1.  
Ideal for hunting club, gun club, motorcycle/ATV park, campground, rural retreat, etc.

**Location:** 19733 W. Bauer Road, Custer Park, Illinois. Head east on Route 113 through Custer Park, turn right on Gray Road; turn left onto Bauer Road. Proceed 2 miles to entrance on the right.

**Legal:** Part of Section 33, Custer Township T32 North, Range 10 East, Will County, Illinois

**Improvements:** None

**RE Taxes:** \$1,889.80 (\$23.62/ac.)

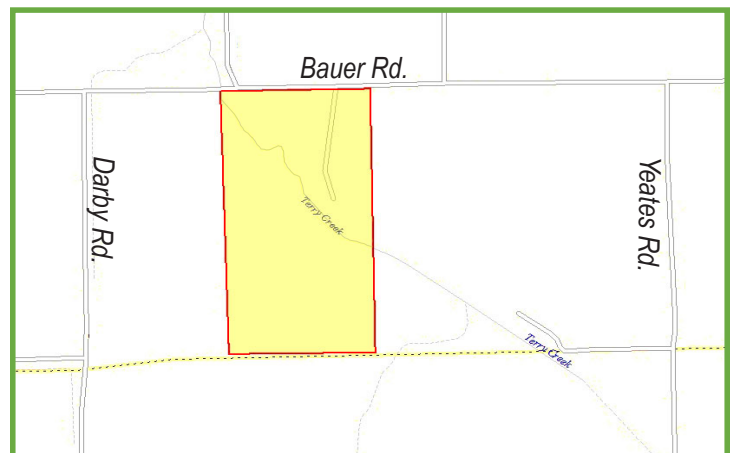
**PIN:** 01-25-33-300-002 01-25-33-300-003

**Price:** \$560,000 or \$7,000 per ac.

**Terms:** Cash

**Other:** Seller is an Illinois licensed Managing Broker

**Showing:** Please contact agent



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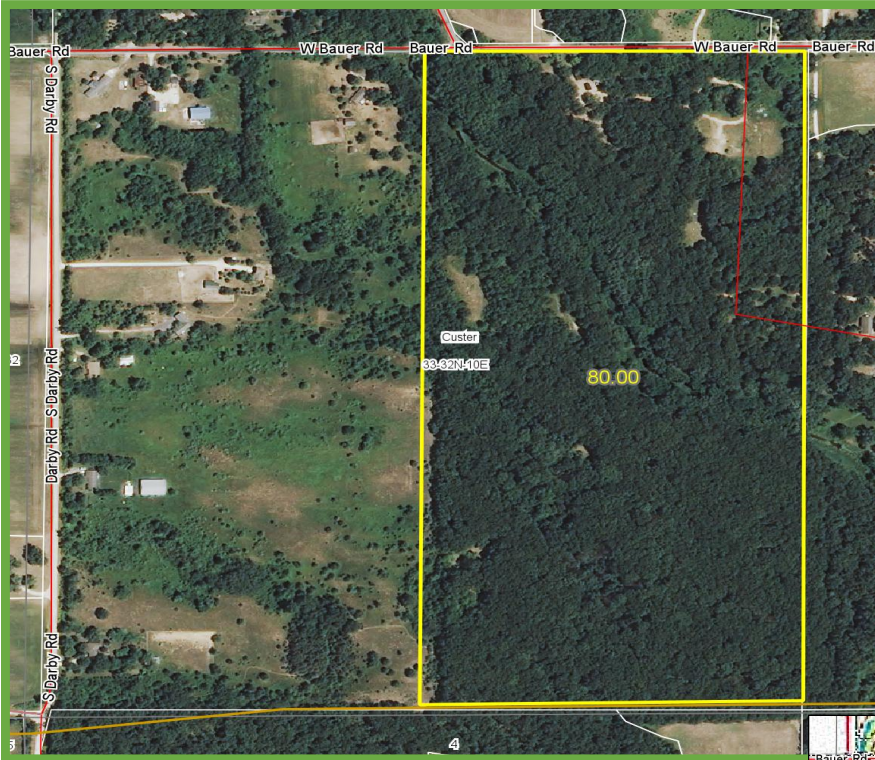
# Bauer Road Property

## 80± acres

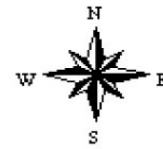
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## Aerial Photo & Topography Map



Map Center  
41° 12' 30.27  
88° 4' 55.46

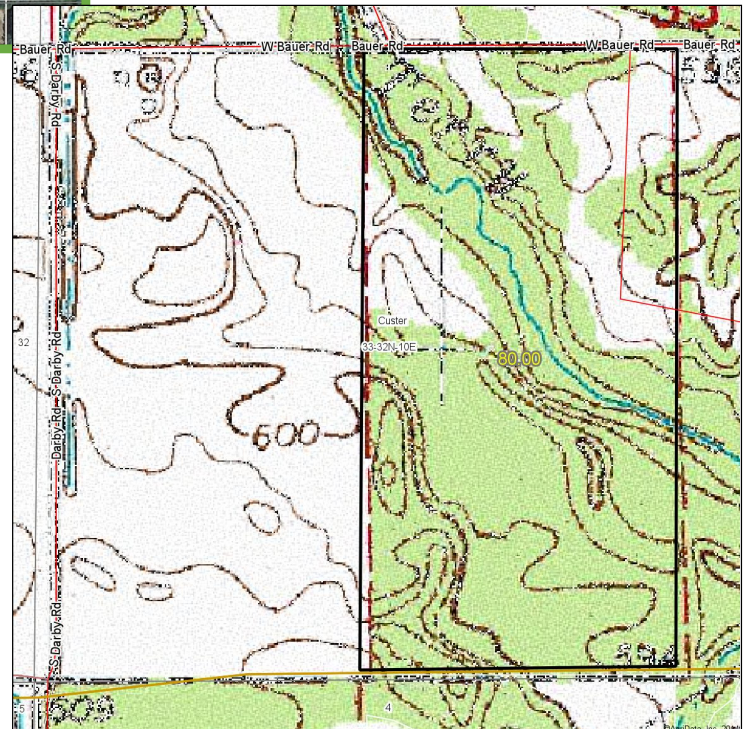


Maps provided by:



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### Topography Map



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