

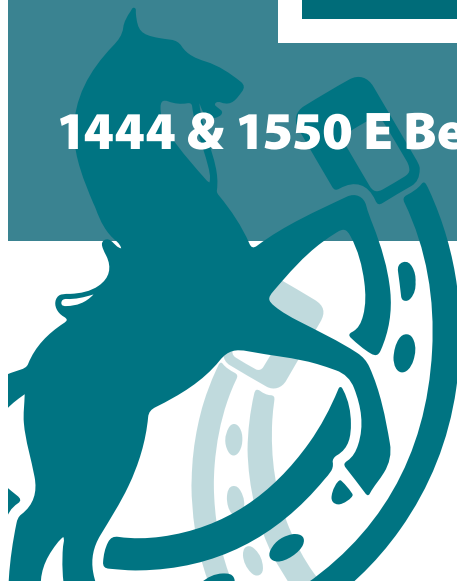
# EQUESTRIAN FACILITY



**100.00 ACRES M/L**

**1444 & 1550 E Bemes Rd Crete, IL 60417**

**\$2,500,000**



**PC PEOPLES<sup>TM</sup>**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

**ADAM CURRAN**

Cell: 641-203-2931

Adam@PeoplesCompany.com

**ANDREW WESTLAKE**

Cell: 515-771-7588

Andrew@PeoplesCompany.com



100.00 ACRES M/L



LISTING  
#14236

# EQUESTRIAN FACILITY

WILL COUNTY, ILLINOIS

## DIRECTIONS

From Crete, IL: Head south on IL-1 S/Main St/Union Ave toward Cass St for 2.7 miles. Turn left onto W Elms Ct Ln, travel 0.5 miles. Turn left onto IL-394 N, travel 1.1 miles. Turn right at the first cross street onto E Bemis Rd. Property will be located on your left in approximately 1.8 miles.

From the South: Head north on IL-1 N toward W Indiana Ave, travel for 3.5 miles. Turn right onto W Goodenow Rd, travel for 2.7 miles. Turn left onto S Stoney Island Ave, travel for 1.0 mile. Turn left onto E Bemis Rd, the property will be on your right.

1444 & 1550 E Bemis Rd Crete, IL 60417

**Incredibly rare opportunity to own one of the nicest equestrian training facilities in the US!**

Locally known as the Heroes of Freedom Farm and located just 35 miles from downtown Chicago in Will County, this property offers 100 acres m/l of land completely improved into a state-of-the-art compound.

As you enter, the buildings and front paddocks are breathtaking with a stone gateway and blacktop drives leading you to each of the buildings. The property includes 120 deluxe 12x12 horse stalls with rubber mats and outdoor windows split between two separate barns. The larger of the horse barns contains office space, small living quarters, laundry rooms, wash bays, tack storage, a blacksmith shop, radiant heat, and full bathrooms.

This, however, is just the beginning, with other rare amenities such as an indoor equestrian swimming pool, a limestone track, additional barn and shops, multiple fenced paddocks, and an executive home.

The 55,000 gallon pool is located in a heated building for year round use. There are two

additional storage buildings, one currently functions as added stall space but could be used as an indoor arena or additional storage.

The facility offers a well maintained 5/8th mile track that is worked every week to keep it in top shape. With sand paddocks, large grass pastures and shelters this property is structured to handle any horseman's needs.

Looking over the track and pasture sits a large executive home featuring large windows and a deck providing beautiful views. Hardwood and tile flooring throughout, fireplace, and Corian countertops accent the custom cherry cabinets in the professional kitchen and open living room area. A master suite with a full bathroom, two additional bedrooms, 2.5 additional bathrooms, and an attached garage complete the home.

The north end of the property also offers 46 acres carrying a PI of 120.7 that could be converted into row crop farmland for additional income. With all of the improvements and potential, this is a property you truly have to see to believe!



For more information, maps and pictures, please visit our website and look up listing #14236  
[www.PeoplesCompany.com](http://www.PeoplesCompany.com)

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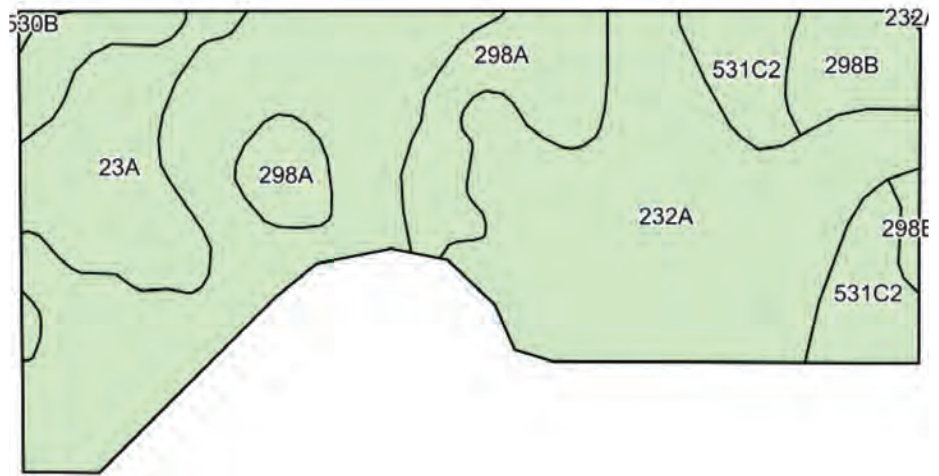
# WILL COUNTY, ILLINOIS



This property offers an abundance of potential above and beyond its current use as a harness racing training facility. Potential buyers could continue operation renting stall space to the many horses that call the farm home, or the facility could easily be converted to pleasure or thoroughbred racing horses.

## POTENTIAL TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	State PI Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	CPI
232A	Ashkum silty clay loam	29.33	63.8%		170	56	65	85	127
23A	Blount silt loam	5.28	11.5%		139	47	58	65	105
298A	Beecher silt loam	5.15	11.2%		152	51	61	79	114
**531C2	Markham silt loam	3.74	8.1%		**147	**48	**58	**75	**108
**298B	Beecher silt loam	2.40	5.2%		**150	**50	**60	**78	**113
**530B	Ozaukee silt loam	0.10	0.2%		**149	**47	**59	**79	**108
<b>Weighted Average</b>					<b>161.5</b>	<b>53.4</b>	<b>62.9</b>	<b>80.8</b>	<b>120.7</b>



CHICAGO ▲

★  
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CRETE, IL



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