



# COME HOME TO NATURE

## Find your happiness

Build your home on a fully improved wooded lot and enjoy the luxury of rare open lands.

Deerpath Farm is a 200-acre conservation community which includes The Preserve: 140 acres of protected open lands owned by the Deerpath Farm Homeowners Association, and managed by Lake Forest Open Lands Association.

Deerpath Farm has historic roots in Lake Forest and Chicago, and an intriguing architectural, landscaping, and conservation legacy.

## Build your house

You can build the house of your dreams at Deerpath Farm. Work with architect Frederick Phillips FAIA, any of our other recommended architects and builders, and/or bring your own. Pre-designed plans are available, too.

Homeowners benefit from quality standards which protect privacy and views, and ensure excellent construction.

Deerpath Farm does not build houses nor do we receive commissions from architects and builders. However, we are happy to support you throughout your design and building process.

## Open lands

The Deerpath Farm lifestyle means living close to nature's beauty. You can build your house beneath tall trees, with views over prairies and wetlands, and trails just outside your doorstep.

## Learn more

Call Rick Phillips at 312-925-0204, for more information and/or a personal tour. of the land .

Online, visit [deerpathfarm.com](http://deerpathfarm.com) and [facebook.com/deerpathfarm](https://www.facebook.com/deerpathfarm). 🌿



## 20 minutes from O'Hare

Deerpath Farm began in 1922 as a Lake Forest family's countryside retreat. In the late 1930's it was purchased by Edward H. Bennett (the co-author of the 1909 Plan of Chicago with Daniel Burnham), who also left it in a natural state. Until the 1980's it was a thriving dairy farm.

The Bennett and Phillips family's civic planning heritage and long-standing love of Deerpath Farm's natural beauty inspired the rare conservation community now enjoyed by residents and visitors.

## Light-years from city life

Twenty-five years ago, landscape architect Stephen Christy, who was then the Director of Lake Forest Open Lands Association, began working with the family to restore the property to its original beauty.

Today, Deerpath Farm is one of Lake County's hidden jewels, with 140-acres of open lands managed and protected by LFOLA. The Preserve includes rare stands of white oaks, prairies, and wetlands, and its historic long views will stay free and open forever. 🌿

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## Lot 8

25067 Farwell Rd.

An exceptionally large lot (1.57 acres) Lot 8 provides beautiful open views looking northwest across the Preserve. Peer into the woodlands and across the wide open wetland area.

## Lot 13

26163 Farwell Rd.

This gorgeous gem of a lot sits atop a small rise featuring tall oaks and delicate cherries. It overlooks a field of wildflowers to the north, and an incredibly long view to the southwest across protected wetlands, woodlands and prairies. A great spot for enjoying sunsets.

## Lot 27

26182 Farwell Rd.

This one-of-a-kind building site overlooks the contours of the land. An ancient woodland of towering oaks and hickories provides the perfect foundation for your dream home.

## Lot 17

26243 Farwell Rd.

This beautiful lot provides over an acre of gorgeous woodlands with open lands on two sides. The perfect place to build your own retreat.

## Lot 18

26275 Farwell Rd.

An excellent building site adjacent to the protected 40-acre woods, and with open lands along its eastern border.

All lots are fully improved (with water, sewer, gas, and underground electric and cable) and approximately one acre, with access to 140 acres of open lands.

**MORE LOTS  
AVAILABLE NOW!**

**PHOTOS  
AND MAPS:**

visit  
**DEERPATHFARM.COM**



## Community

The open lands lifestyle is alive and well at Deerpath Farm. Our residents enjoy nature hikes, birdwatching, running, biking, skiing, and tending landscapes of native plants.

Deerpath Farm sponsors various community activities, including educational programs, birdwatching and nature hikes, and open lands workdays. In the future, residents may enjoy onsite horse stables and community gardens.

Deerpath Farm rests at the heart of the small Village of Mettawa, which borders Lake Forest, Libertyville, Lincolnshire, Green Oaks and Vernon Hills.

Within Mettawa you'll find six Forest Preserves, miles of trails, beautiful natural views and an equestrian-friendly lifestyle. Mettawa was founded in 1960 to preserve this rare rural way of life. 🌿

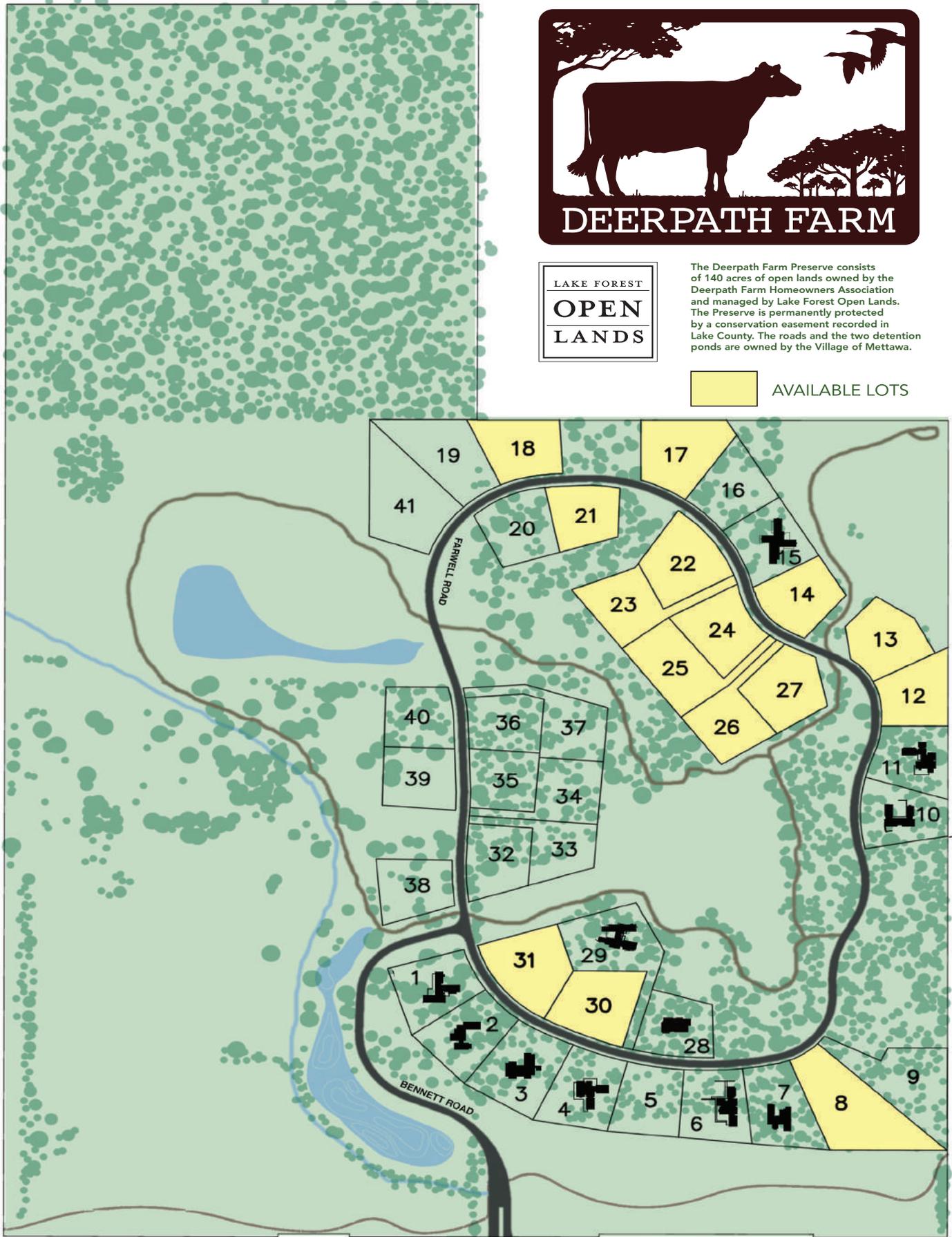




LAKE FOREST  
**OPEN  
 LANDS**

The Deerpath Farm Preserve consists of 140 acres of open lands owned by the Deerpath Farm Homeowners Association and managed by Lake Forest Open Lands. The Preserve is permanently protected by a conservation easement recorded in Lake County. The roads and the two detention ponds are owned by the Village of Mettawa.

 AVAILABLE LOTS



ROUTE 60



## The advantage of a wood-frame house

Did you know that nearly every new “brick” house on the market today is actually a wood-frame house covered with a thin brick veneer? It’s a well-kept secret that these “brick” homes are susceptible to micro-leakage, which could remain undetected for years.



The houses you see at Deerpath Farm feature the same wood-frame structure as a standard “brick” house, but are built to last for generations. You can build confidently at Deerpath Farm, knowing that our excellent quality standards will help protect your investment for many years to come. ❁



# AN EXCELLENT HOME BUILT TO SUIT

“Deerpath Farm is truly one of the North Shore’s hidden natural gems.”

*John Sentell,  
President,  
Lake Forest  
Open Lands*

### An excellent home

Deerpath Farm is the only place in the Chicago area where residents are guaranteed such great views and easy access to open space. We are dedicated to the conservation lifestyle and to excellence in architecture.

The kind of house you build at Deerpath Farm is up to you. You are free to work with the architect and builder of your choice. Our quality

standards help ensure that your house – and your neighbors’ – will be built in a way that should enhance its long-term value and your enjoyment.

Architect Frederick Phillips, FAIA, envisioned Deerpath Farm as a place where people and nature can live in harmony with fine architecture. He worked with an expert team to develop this

unique conservation community. Houses designed by Phillips can also be seen at Prairie Crossing, and have appeared in many books, including Susan Susanka’s classic, **Creating the Not So Big House**. His Glade House in Lake Forest won a 2009 AIA Housing award, was featured in the Wall Street Journal and was one of four homes on the 2010 Spirit of 67 Home Tour. ❁



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