

8 Acres Rt. 71 Yorkville
IL. Rt. 71 East of Rt. 126
Yorkville IL 60560



8 ACRES RT. 71 YORKVILLE

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Yorkville IL 60560

For more information contact:

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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	Kendall
Township:	Kendall
Gross Land Area:	8.16 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$118,320.00
Unit Price:	\$14,500 per acre
Productivity Index (PI):	PI Index is 129.6
Buildings:	No Buildings
Zoning:	Agriculture



Yorkville site on Rt. 71 with 8.16 acres. The site is just east of Rt. 126 and is close to Oswego, Plainfield, Newark & Morris.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 8 Acres Rt. 71 Yorkville
Tax ID Number/APN: Tax Number# 05-03-200-022
Possible Uses: Many potential uses.
Zoning: Zoned Agriculture

AREA & LOCATION

School District: Yorkville Community Unit School District 115
Market Type: Suburban
Location Description: Great location on Rt. 71 in Yorkville. Just East of Rt. 126 with easy access to Rt. 47. Near Oswego, Newark, Morris and Plainfield.
Site Description: Level farmland in an "L" shape with 472 feet of frontage on Rt. 71
Side of Street: South side of Rt. 71
Highway Access: Easy access to Rt 47 and Rt. 126 with frontage on Rt. 71.
Road Type: State Highway frontage
Legal Description: Ask for survey from listing broker.
Property Visibility: Excellent exposure for small business on Rt. 71.

LAND RELATED

Lot Frontage (Feet): 472.5 feet of frontage on Rt. 71
Tillable Acres: Approximately 7.36 tillable acres.
Lot Depth: Varies
Buildings: No Buildings
Flood Plain or Wetlands: None known.
Topography: Level to gently rolling
Available Utilities: Private well and septic system needed for any building type.

FINANCIALS

Investment Amount: The seller is asking \$14,500 per acre for a total investment of \$118,320.00

LOCATION

Address: Rt. 71
Yorkville, IL 60560
County: Kendall County Illinois

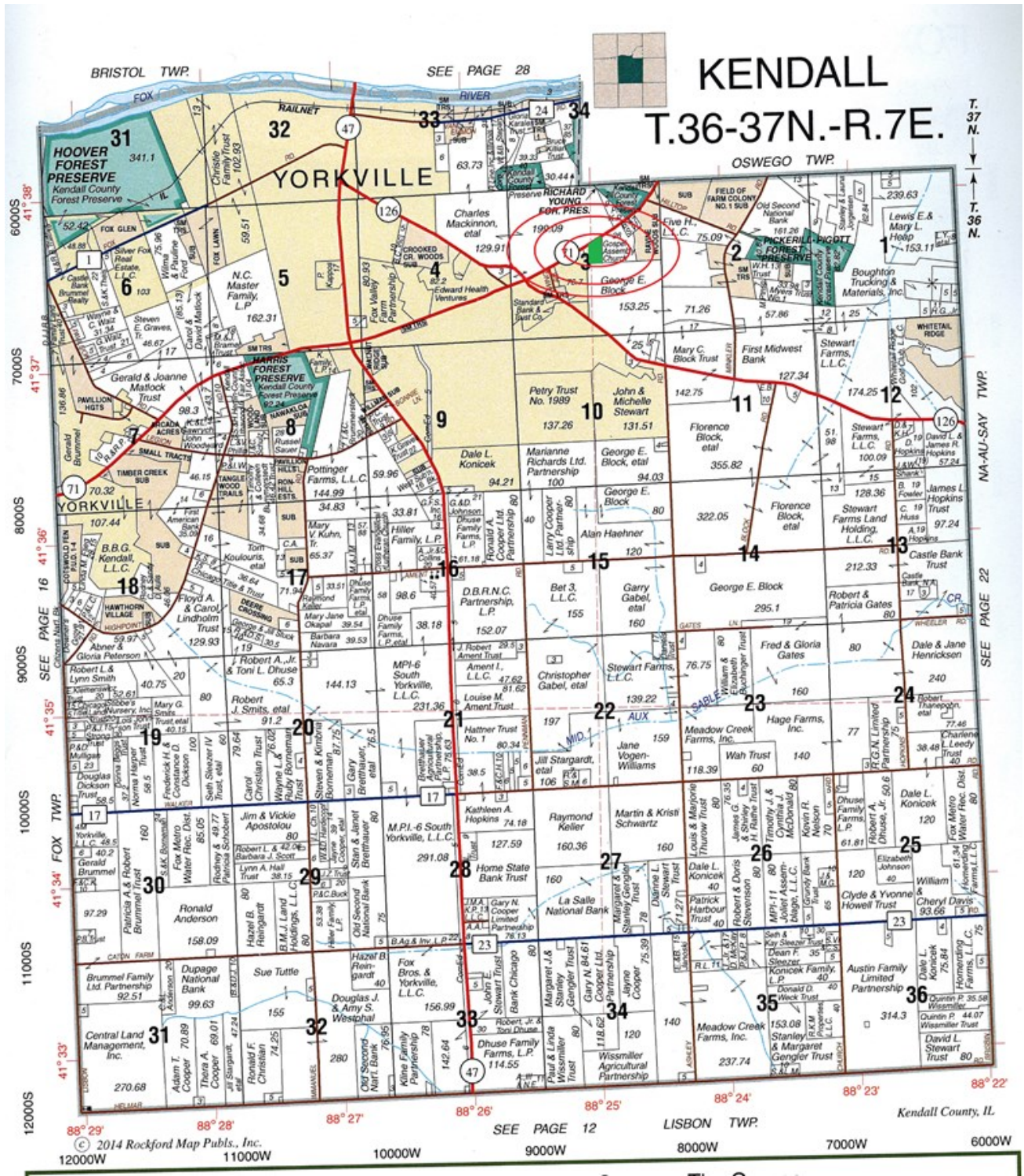
LOCATION MAP FOR RT. 71 8 ACRES IN YORKVILLE, IL



8 ACRES YORKVILLE AERIAL MAP



PLAT MAP OF THE 8 ACRES IN KENDALL TOWNSHIP, KENDALL COUNTY ILLINOIS



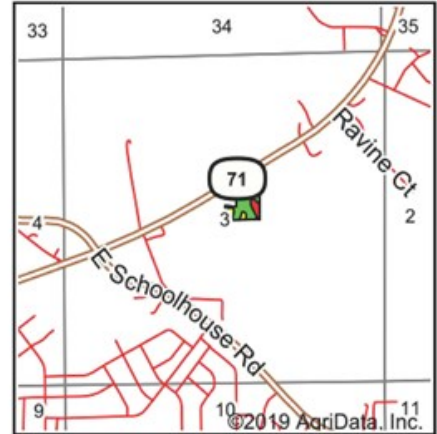
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP

Aerial Map



8 ACRE SOIL MAP



State: **Illinois**
 County: **Kendall**
 Location: **3-36N-7E**
 Township: **Kendall**
 Acres: **7.36**
 Date: **7/17/2019**



Soils data provided by USDA and NRCS.

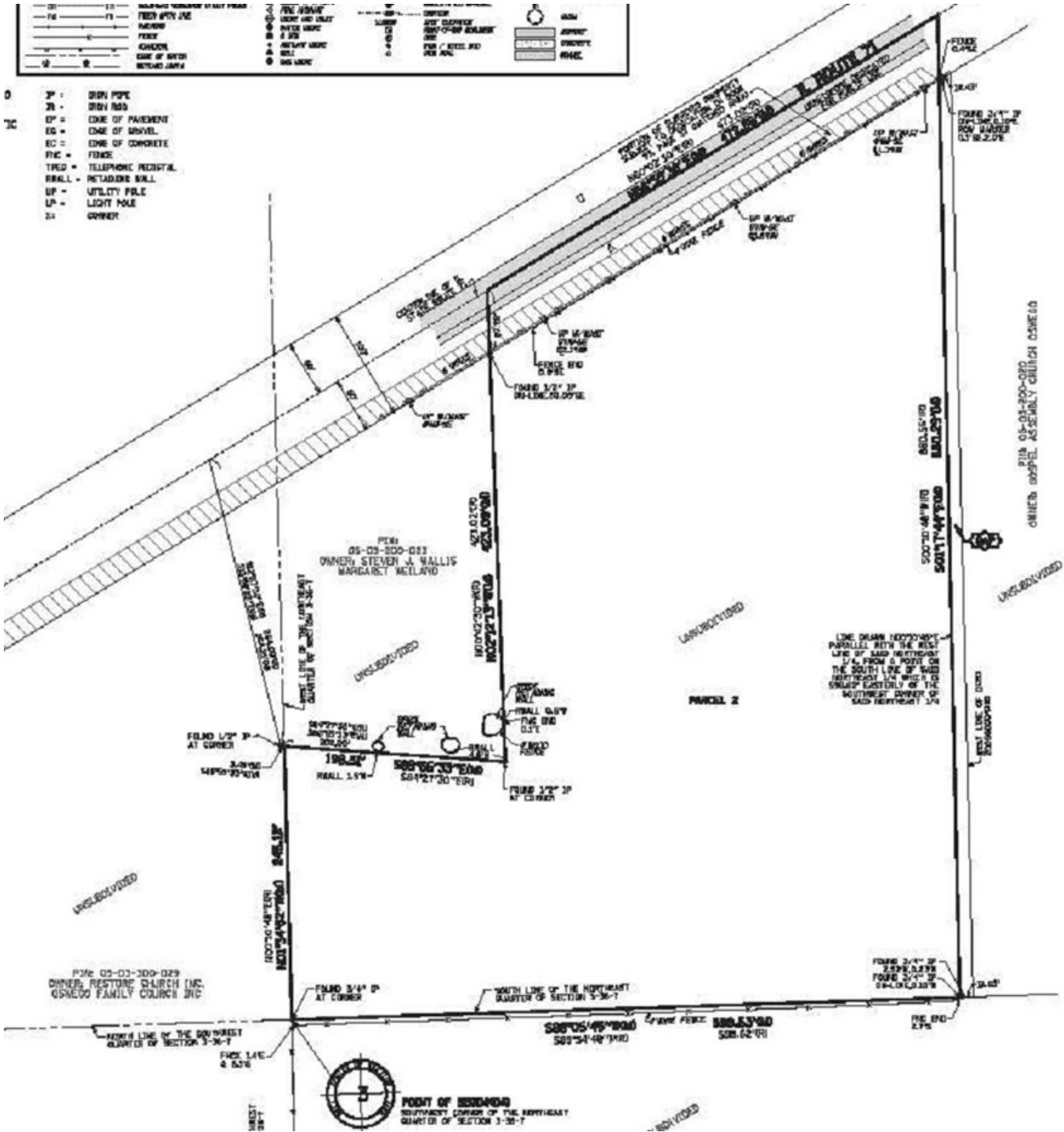
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Area Symbol: IL093, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	4.25	57.7%		**177	**56	**131
59A	Lisbon silt loam, 0 to 2 percent slopes	1.47	20.0%		188	59	136
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	0.92	12.5%		**137	**45	**101
356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.72	9.8%		195	63	144
Weighted Average					176	55.9	129.5

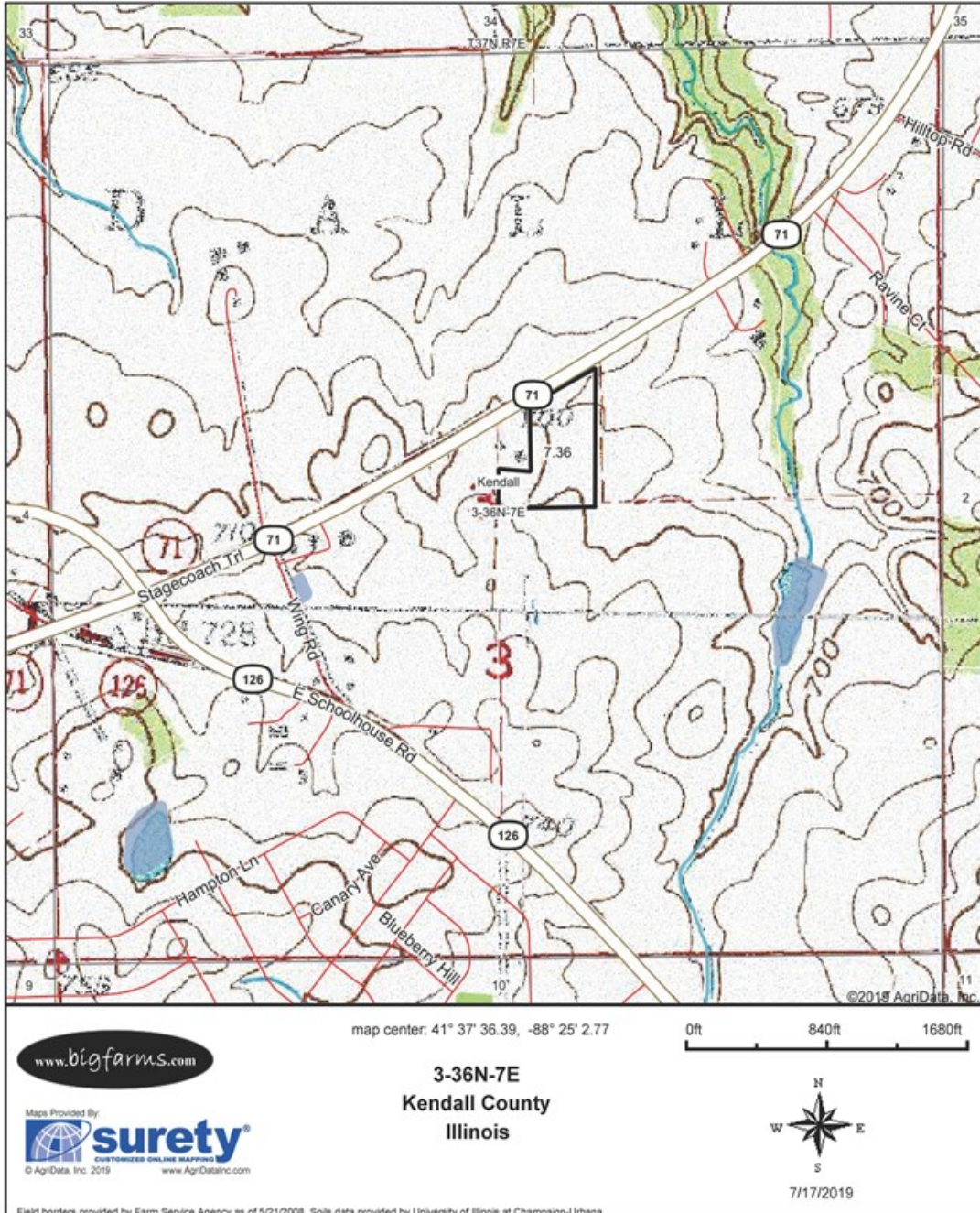
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

SURVEY FOR 8.16 ACRES IN YORKVILLE, KENDALL COUNTY ILLINOIS



8 ACRES TOPOGRAPHICAL MAP

Topography Map



MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

DISCLAIMER

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