

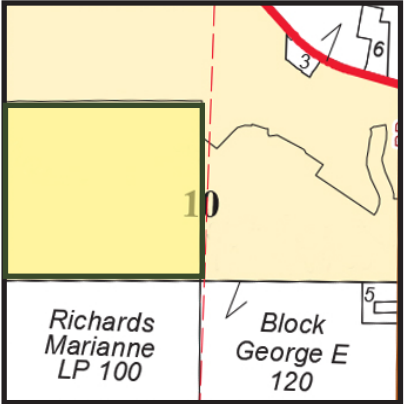
Hudson Lakes

FUTURE Residential Development ANNEXED to Yorkville Illinois PLATTED for subdivision

looking East, 11.11.23



David "Dave" Oster
Licensed IL Real Estate Managing Broker
Designated Seller's Agent
2681 US Hwy 34 | Oswego IL 60543
708.732.3802 c | dave@landprollc.us
landprollc.us | 331.999.3490 o



FUTURE RESIDENTIAL DEVELOPMENT

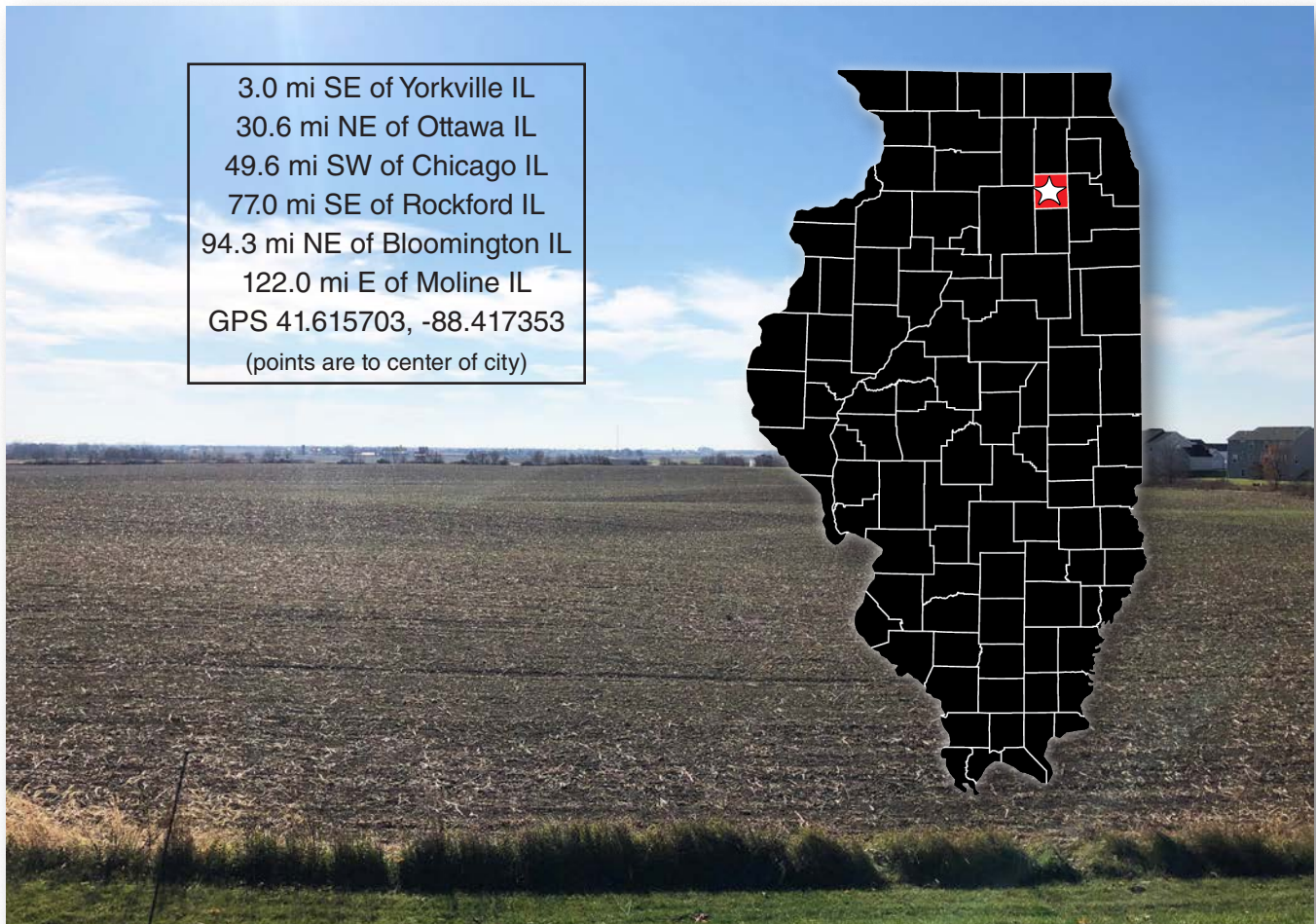
231 Single-family Units

Annexed to Yorkville, Illinois

access from Penman Road, just south of IL 126, and
2.8 miles east of the IL 71 / IL 47 intersection at Yorkville, IL

acreage	-	141.29± surveyed acres (130.71± FSA tillable ac) (10 ac to be donated to school to the north)
description	-	part of the S½ of the NE¼ and part of the N½ of the SW¼ of Section 10, Kendall Township, T.36N.-R.7E., Kendall County, IL
soils	-	Productivity Index - 124.0 (Saybrook, La Rose, Elpaso, Lisbon)
price	-	\$5,651,600.00 (\$40,000/ac)
taxes (2022)	-	\$5,828.56 (\$41.25/ac)
PIN	-	05.10.100.003
buildings	-	none
zoning	-	Agriculture
access	-	from Penman Road

FSA Information		
Farm 4030 Tract 628		
ARC-CO		
Commodity	Base Acres	County Yield
Corn	83.50	116
Soybeans	20.00	37



3.0 mi SE of Yorkville IL
 30.6 mi NE of Ottawa IL
 49.6 mi SW of Chicago IL
 77.0 mi SE of Rockford IL
 94.3 mi NE of Bloomington IL
 122.0 mi E of Moline IL
 GPS 41.615703, -88.417353
 (points are to center of city)

looking South, 11.11.23

