



## NOTICE OF NO AGENCY RELATIONSHIP

**This Notice of No Agency is being provided  
as required by Illinois State law.**

“Seller/Landlord’s Designated Agent”: Donald J. Pydo  
Sponsoring Broker: The Pydo Group, Inc.

All prospective Buyers/Tenants:

The Pydo Group, Inc. has previously entered into an agreement with the Seller/Landlord to provide certain real estate brokerage services to the Seller/Landlord. **Seller/Landlord’s Designated Agent will not be acting as your agent but as the agent of the Seller/Landlord.**

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Prospective Buyer’s Signature

Date

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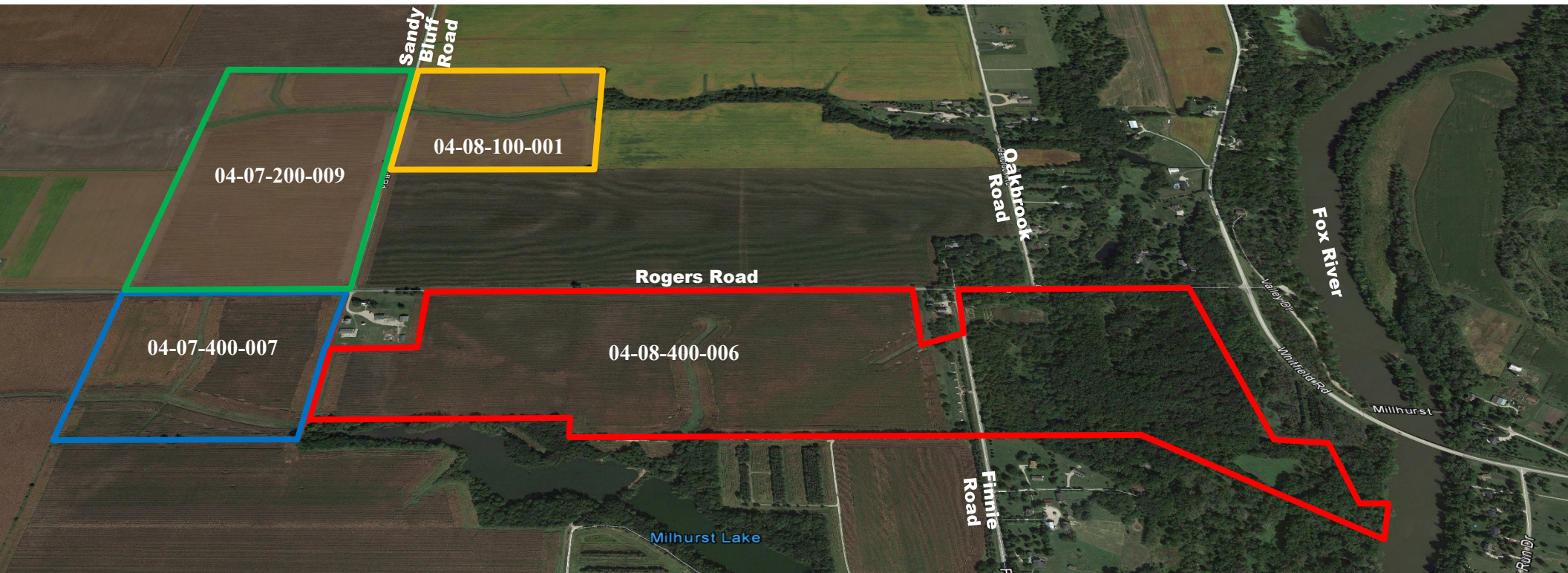
Prospective Buyer’s Signature

Date

# FARM LAND & WOODED ACREAGE PORTFOLIO FOR SALE—4 PARCELS 39- 309 Acres (divisible)

Kendall County, IL

PLEASE DO NOT DISTURB OPERATOR OR WALK PROPERTY WITHOUT PRIOR APPROVAL



Four parcel, +/- 309.1 acre income producing farm & wooded acreage investment opportunity located in unincorporated Fox Township. Each parcel is being offered for sale individually.

The wooded acreage portion of the property has direct access to the Fox River. Numerous options, subject to Buyer due diligence/verification, include using as hunting grounds, transformation into a picturesque home site with river views, or redevelopment into multiple single family home sites.



**For More Information, Contact:**

**Donald J. Pydo**

President & Managing Broker

Direct: 224-255-0031

[DPydo@ThePydoGroup.com](mailto:DPydo@ThePydoGroup.com)



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Kendall County, IL

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**THE PYDO GROUP, INC.**  
REAL ESTATE BROKERAGE, MANAGEMENT, AND CONSULTING

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# FARM LAND & WOODED ACREAGE PORTFOLIO FOR SALE—4 PARCELS 39- 309 Acres (divisible)

## Kendall County, IL

PLEASE DO NOT DISTURB OPERATOR OR WALK PROPERTY WITHOUT PRIOR APPROVAL

Parcel ID	04-08-100-001	04-07-200-009	04-07-400-007	04-08-400-006
Property Address:	Unincorporated Sandwich	Unincorporated Sandwich	Unincorporated Sandwich	7526 Finnie Road Unincorporated Newark
Asking Price:	\$11,900/acre \$476,000	\$11,900/acre \$952,000	\$11,900/acre \$469,217	\$14,700/acre \$2,200,149
County:	Kendall County	Kendall County	Kendall County	Kendall County
Township:	Fox Township	Fox Township	Fox Township	Fox Township
Real Estate Taxes (2016)	\$1,623.60	\$3,662.44	\$1,754.10	\$6,922.14
Gross Acres:	+/- 40	+/- 80	+/- 39.43	+/- 149.67
FSA Cropland:	37.39 acres	75.92 acres	36.06 acres	87.65 acres
Wheat Base (Bu/A)	72.4	73.6	73.4	72.6
Corn Base (Bu/A)	190.9	194.1	194.5	191.2
Soybeans Base (Bu/A)	59.3	60.4	61.5	59.1
Crop Productivity Index:	140.1	142.3	143	139.7
Wooded Acres:	0	0	0	+/- 55
Zoning:	Agriculture	Agriculture	Agriculture	Agriculture
MLS ID:	09779521	09779496	09779481	09779413



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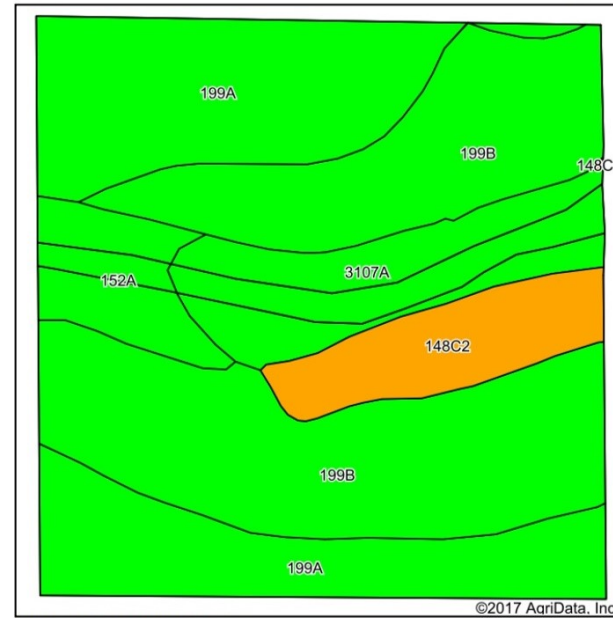


04-08-100-001  
40 Acres

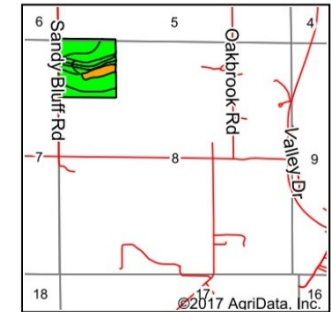
Kendall County, IL



Soils Map



Soils data provided by USDA and NRCS.



State: Illinois  
County: Kendall  
Location: 8-36N-6E  
Township: Fox  
Acres: 39.44  
Date: 10/11/2017

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Area Symbol: IL093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-le e hay, T/A	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	16.43	41.7%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
199A	Plano silt loam, 0 to 2 percent slopes	12.63	32.0%		FAV	194	60	74	103	0	7.02	0.00	142
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	4.84	12.3%		FAV	189	60	71	98	0	0.00	5.77	139
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	3.16	8.0%		FAV	**172	**54	**65	**92	0	**5.95	0.00	**126
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.38	6.0%		FAV	195	63	73	100	0	0.00	5.64	144
Weighted Average						190.9	59.3	72.4	100.9	0	5.62	1.05	140.1



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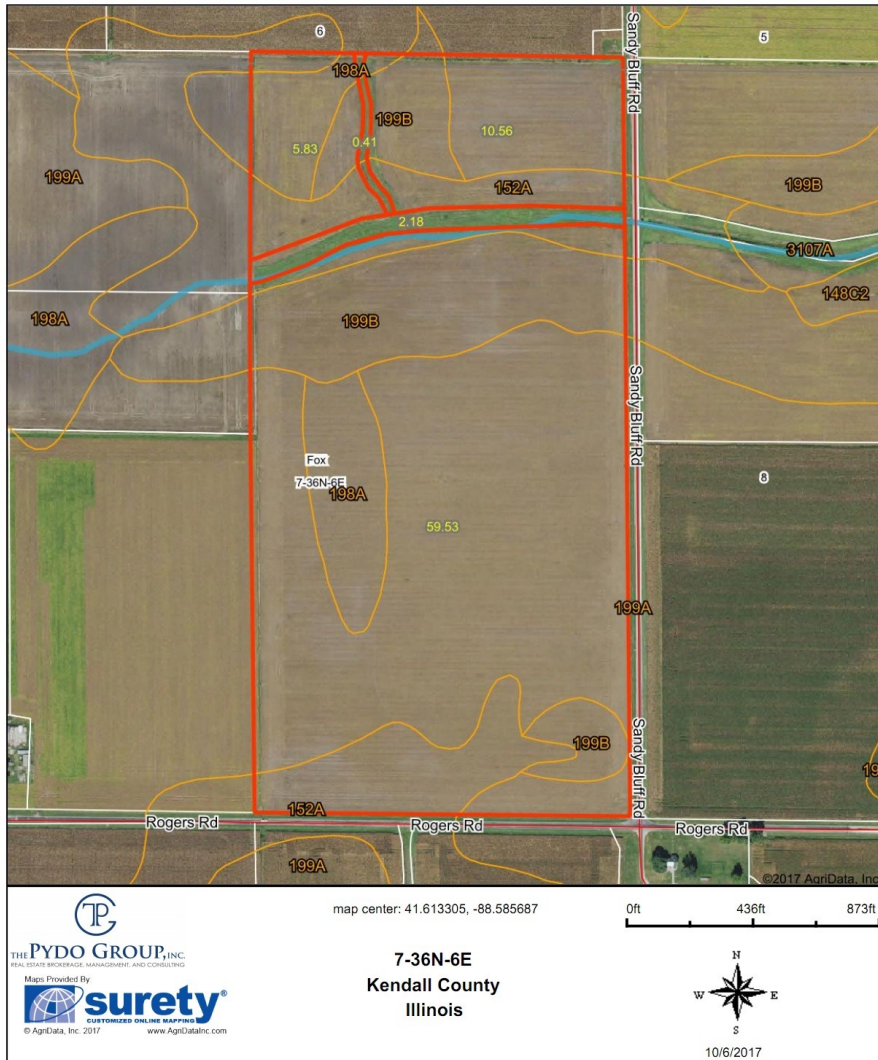
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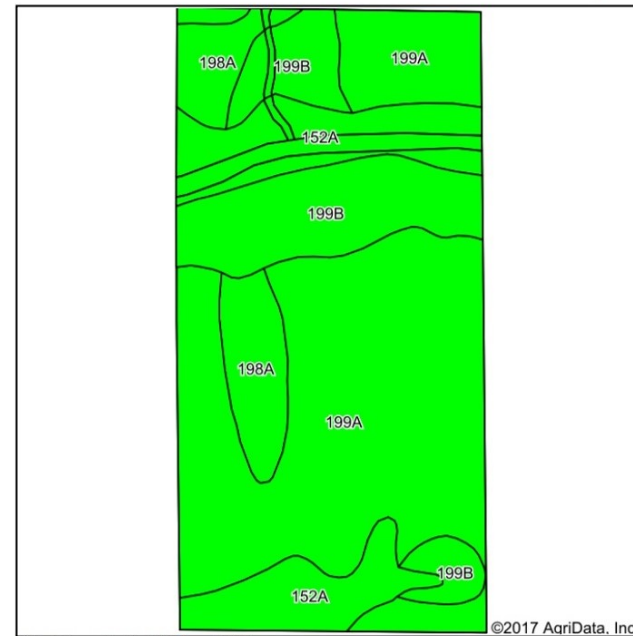
04-07-200-009

80 Acres

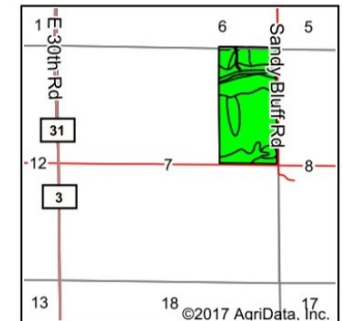
Kendall County, IL



## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Kendall**  
 Location: **7-36N-6E**  
 Township: **Fox**  
 Acres: **78.51**  
 Date: **10/6/2017**

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## Area Symbol: IL093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
199A	Plano silt loam, 0 to 2 percent slopes	41.83	53.3%		FAV	194	60	74	103	0	7.02	0.00	142
**199B	Plano silt loam, 2 to 5 percent slopes	15.23	19.4%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
152A	Drummer silty clay loam, 0 to 2 percent slopes	14.00	17.8%		FAV	195	63	73	100	0	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	7.45	9.5%		FAV	197	61	74	94	0	0.00	5.77	143
Weighted Average						194.1	60.4	73.6	101.4	*	5.09	1.55	142.3



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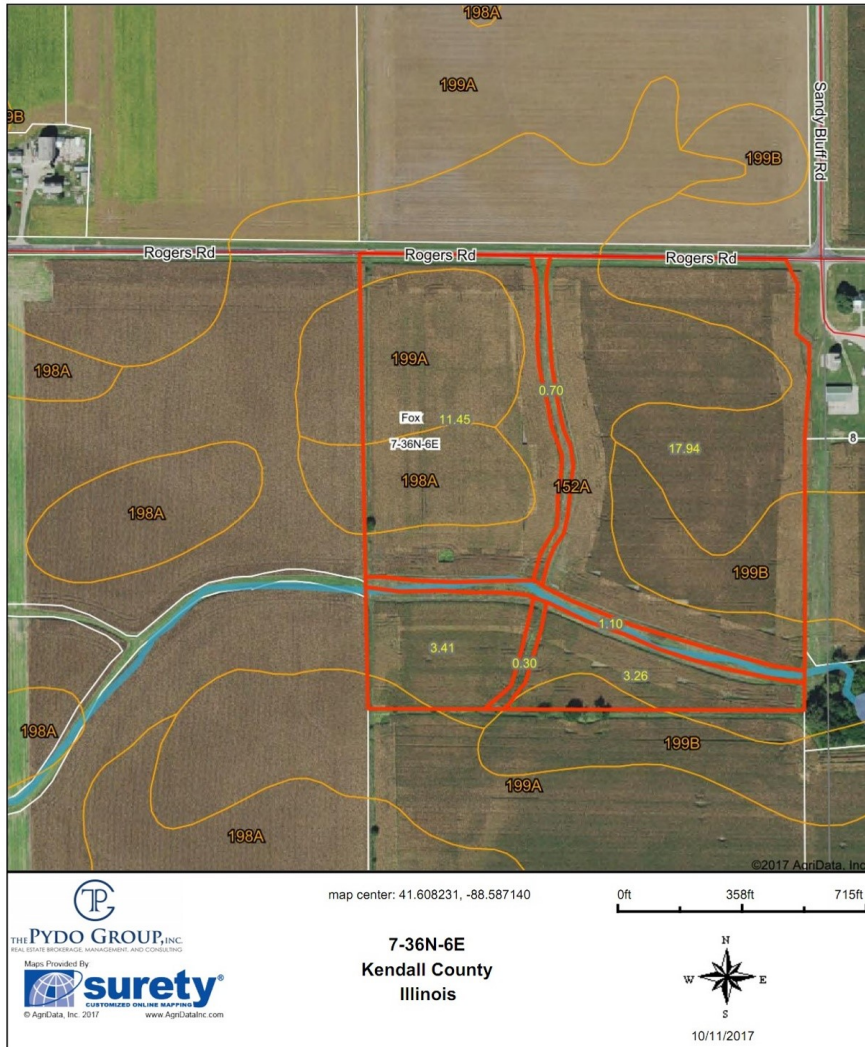
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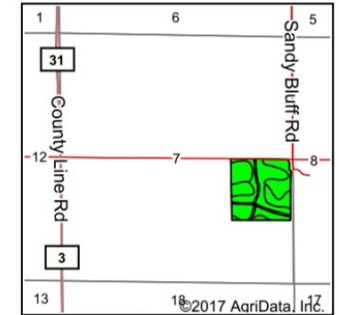
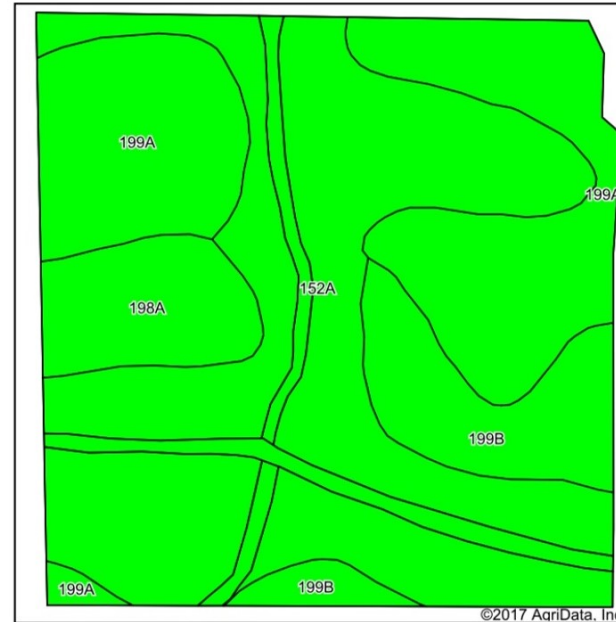


04-07-400-007  
39.43 Acres

Kendall County, IL



### Soils Map



State: Illinois  
County: Kendall  
Location: 7-36N-6E  
Township: Fox  
Acres: 38.16  
Date: 10/11/2017



Soils data provided by USDA and NRCS.

#### Area Symbol: IL093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	19.92	52.2%		FAV	195	63	73	100	0	0.00	5.64	144
199A	Plano silt loam, 0 to 2 percent slopes	11.21	29.4%		FAV	194	60	74	103	0	7.02	0.00	142
**199B	Plano silt loam, 2 to 5 percent slopes	4.12	10.8%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
198A	Elburn silt loam, 0 to 2 percent slopes	2.91	7.6%		FAV	197	61	74	94	0	0.00	5.77	143
Weighted Average						194.5	61.5	73.4	100.6	0	2.81	3.38	143

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 644 Table 62



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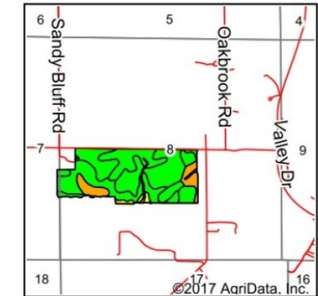
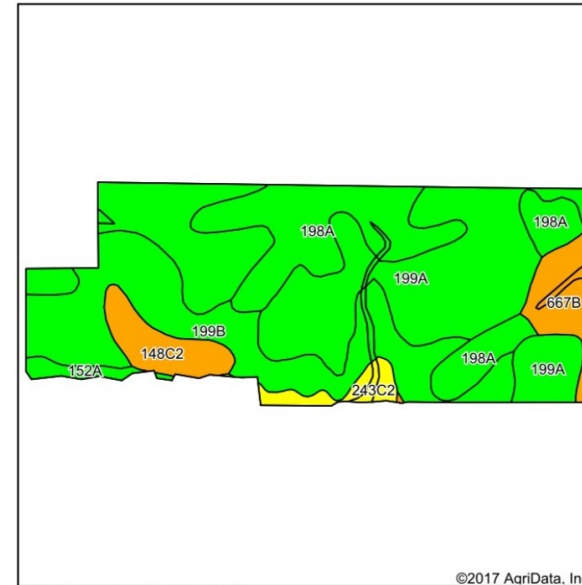


04-08-400-006  
149.67 Acres (Cropland Section 87.65 Acres)

Kendall County, IL



Soils Map



State: Illinois  
County: Kendall  
Location: 8-36N-6E  
Township: Fox  
Acres: 88.9  
Date: 10/11/2017

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Area Symbol: IL093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum Bu/A	Alfalfa hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
199A	Plano silt loam, 0 to 2 percent slopes	37.08	41.7%		FAV	194	60	74	103	0	7.02	0.00	142
**199B	Plano silt loam, 2 to 5 percent slopes	21.54	24.2%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
198A	Elburn silt loam, 0 to 2 percent slopes	17.84	20.1%		FAV	197	61	74	94	0	0.00	5.77	143
**667B	Kaneville silt loam, 2 to 5 percent slopes	4.70	5.3%		FAV	**176	**54	**67	**93	0	**4.22	0.00	**127
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	4.36	4.9%		FAV	**172	**54	**65	**92	0	**5.95	0.00	**126
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	2.11	2.4%		FAV	**156	**48	**60	**81	0	**4.78	0.00	**113
152A	Drummer silty clay loam, 0 to 2 percent slopes	1.27	1.4%		FAV	195	63	73	100	0	0.00	5.64	144
Weighted Average						191.2	59.1	72.6	99.3	0	5.24	1.24	139.7

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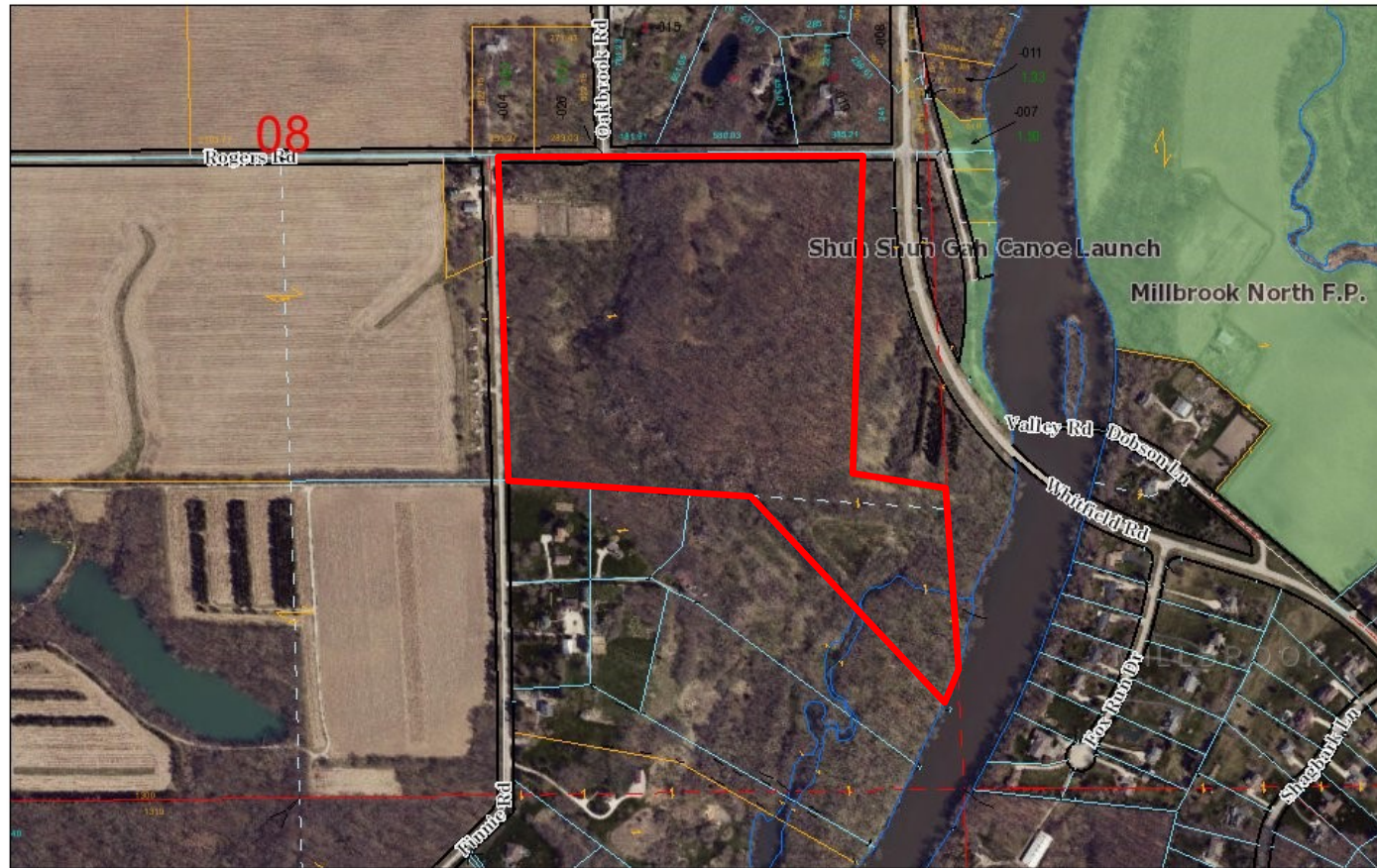
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04-08-400-006

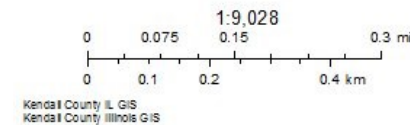
149.67 Acres (Wooded Acreage Portion +/- 55 Acres)

Kendall County, IL



October 16, 2017

— Arrow 100	— FromTo 400	— Tip 100
— Arrow 400	— Hook 100	— Tip 400
— FromTo 100	— Hook 400	Road Names



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## Kendall County, IL

The map displays a complex network of land parcels in Yorkville, Illinois. Key features include:

- Water Bodies:** Fox River, Millbrook Creek, and Millbrook North and South Forest Preserves.
- Landowners:** Numerous individuals and entities are listed, such as James Updike, Wayne Leupold, Richard B. Wormley, and the State of Illinois.
- Roads:** Major roads like I-55 and I-74 are shown, along with local roads like Millbrook Road and Fox River Road.
- Boundaries:** The Silver Springs State Fish & Wildlife Area is clearly demarcated.
- Other Features:** The map includes various smaller tracts, some labeled with numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24) and names like "Hollenback Sugarbush Forest Preserve".



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