

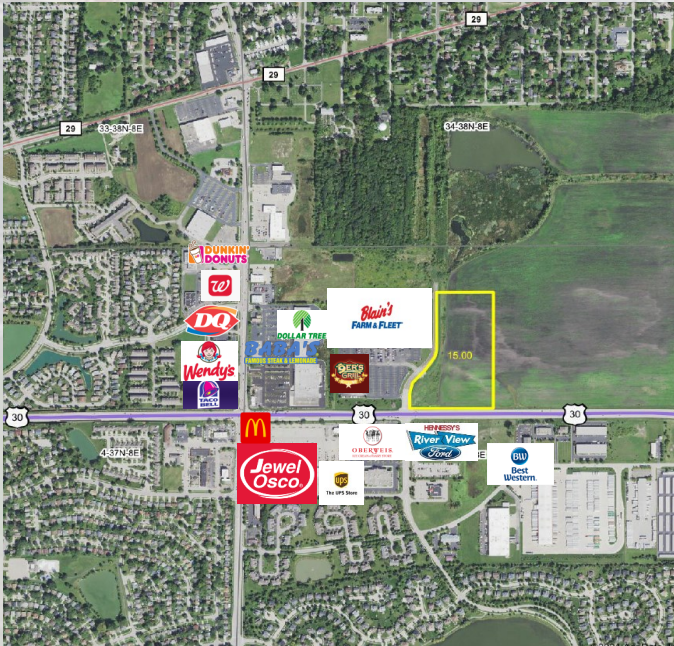


Commercial

REALTY

A Rooster Ag' Realty, Inc. Company

THE MONTGOMERY LOT



- 15± acres

- B-3 General Automotive & Wholesale Business District
- Located in the Village of Montgomery between Route 30 & Hwy 29.

KENDALL COUNTY, OSWEGO TWP.

Listed At: \$3,600,000

Phone: (815) 333-4354

Email: steve@roosterag.com

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

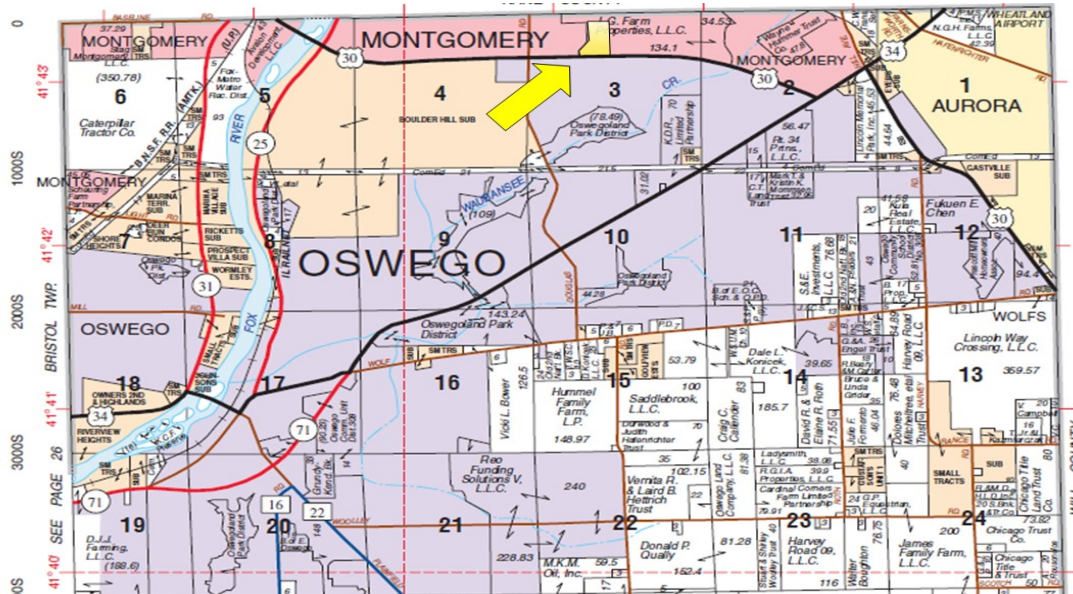
Steve Edwards 630-774-7470



Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company



PROPERTY SPECIFICATIONS

ACRES:	15±
ZONING:	B-3 General Automotive & Wholesale Business District
PRICE:	\$3,600,000

DEVELOPMENT OPPORTUNITY!

Frontage along Route 30 with strong traffic counts.

Hard corner with lighted intersection at the NEC of Route 30 & 5th Street

Adjacent to Farm & Fleet

RA COMMERCIAL REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



Steve Edwards
Broker
Email: steve@roosterag.com
Phone: 630.774.7470

Real Estate

Farm Management

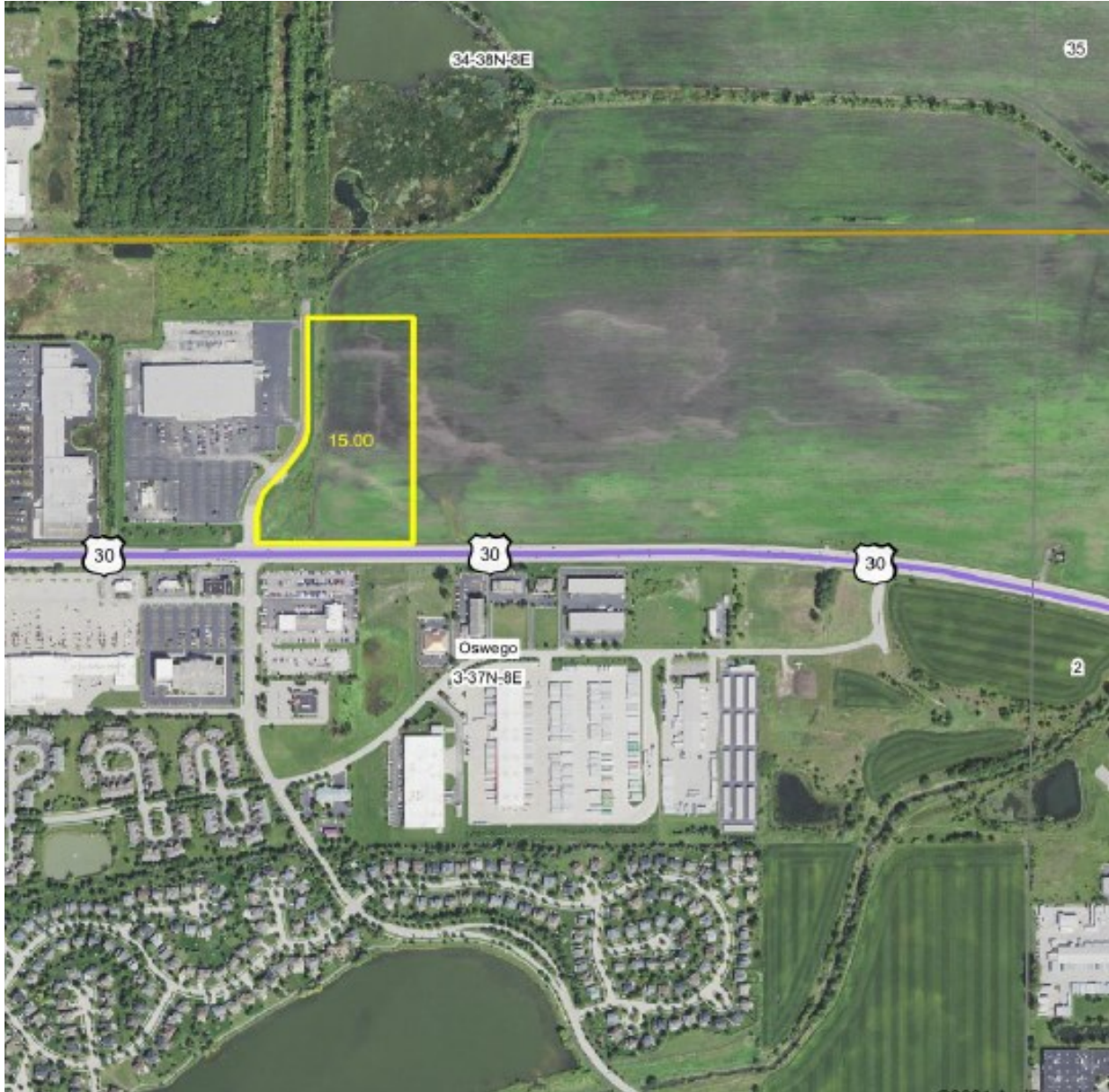
Crop Insurance

Appraisals

RA Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company



RA COMMERCIAL REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



Steve Edwards
Broker
Email: steve@roosterag.com
Phone: 630.774.7470

Real Estate

Farm Management

Crop Insurance

Appraisals

RA Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company



RA COMMERCIAL REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



Steve Edwards
Broker
Email: steve@roosterag.com
Phone: 630.774.7470

Real Estate

Farm Management

Crop Insurance

Appraisals

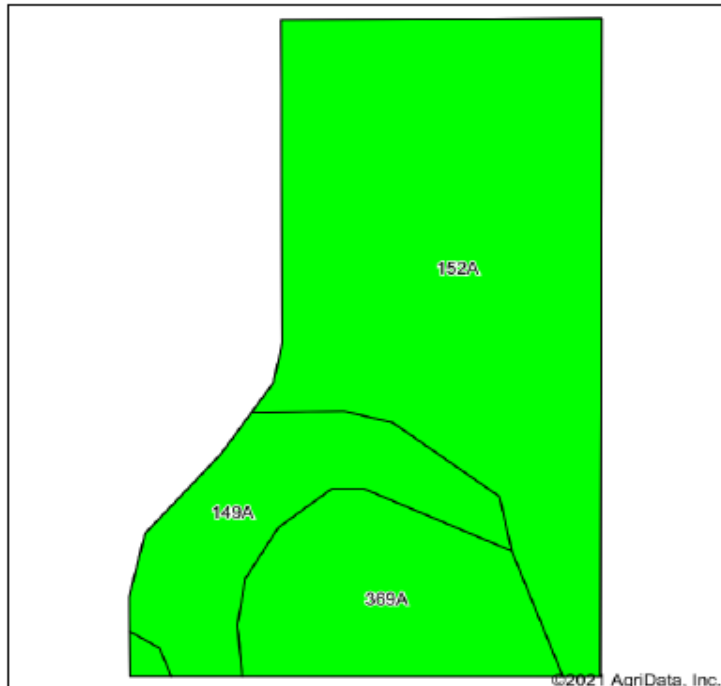


Commercial

REALTY

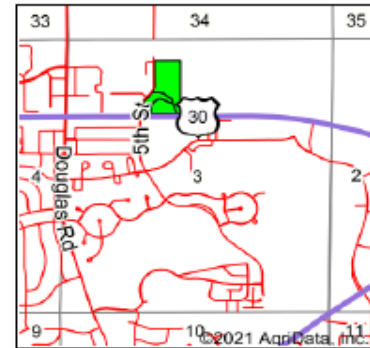
A Rooster Ag' Realty, Inc. Company

Soils Map



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.



State: **Illinois**
County: **Kendall**
Location: **3-37N-8E**
Township: **Oswego**
Acres: **15**
Date: **6/25/2021**



Rooster Ag'

Maps Provided By



surety
CUSTOMER-ORIENTED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriData.com



Area Symbol: IL093, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	9.59	63.9%		195	63	144
369A	Waupeca silt loam, 0 to 2 percent slopes	2.85	19.0%		189	59	139
149A	Brenton silt loam, 0 to 2 percent slopes	2.56	17.1%		195	60	141
Weighted Average					193.9	61.7	142.5

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

RA COMMERCIAL REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



Steve Edwards

Broker

Email: steve@roosterag.com

Phone: 630.774.7470

Real Estate

Farm Management

Crop Insurance

Appraisals

RA Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company



RA COMMERCIAL REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



Steve Edwards
Broker

Email: steve@roosterag.com
Phone: 630.774.7470

Real Estate

Farm Management

Crop Insurance

Appraisals