

for sale

Hudson Lakes

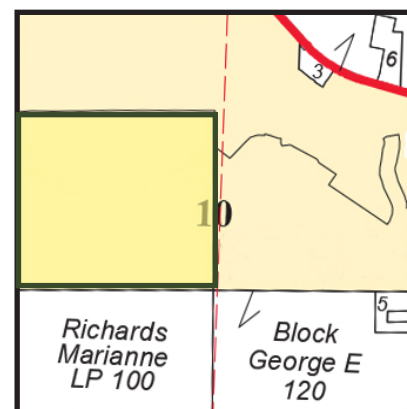
**FUTURE Residential Development
ANNEXED to Yorkville Illinois
PLATTED for subdivision**

looking east, 11.11.23



Professional Land Specialists

David “Dave” Oster
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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**

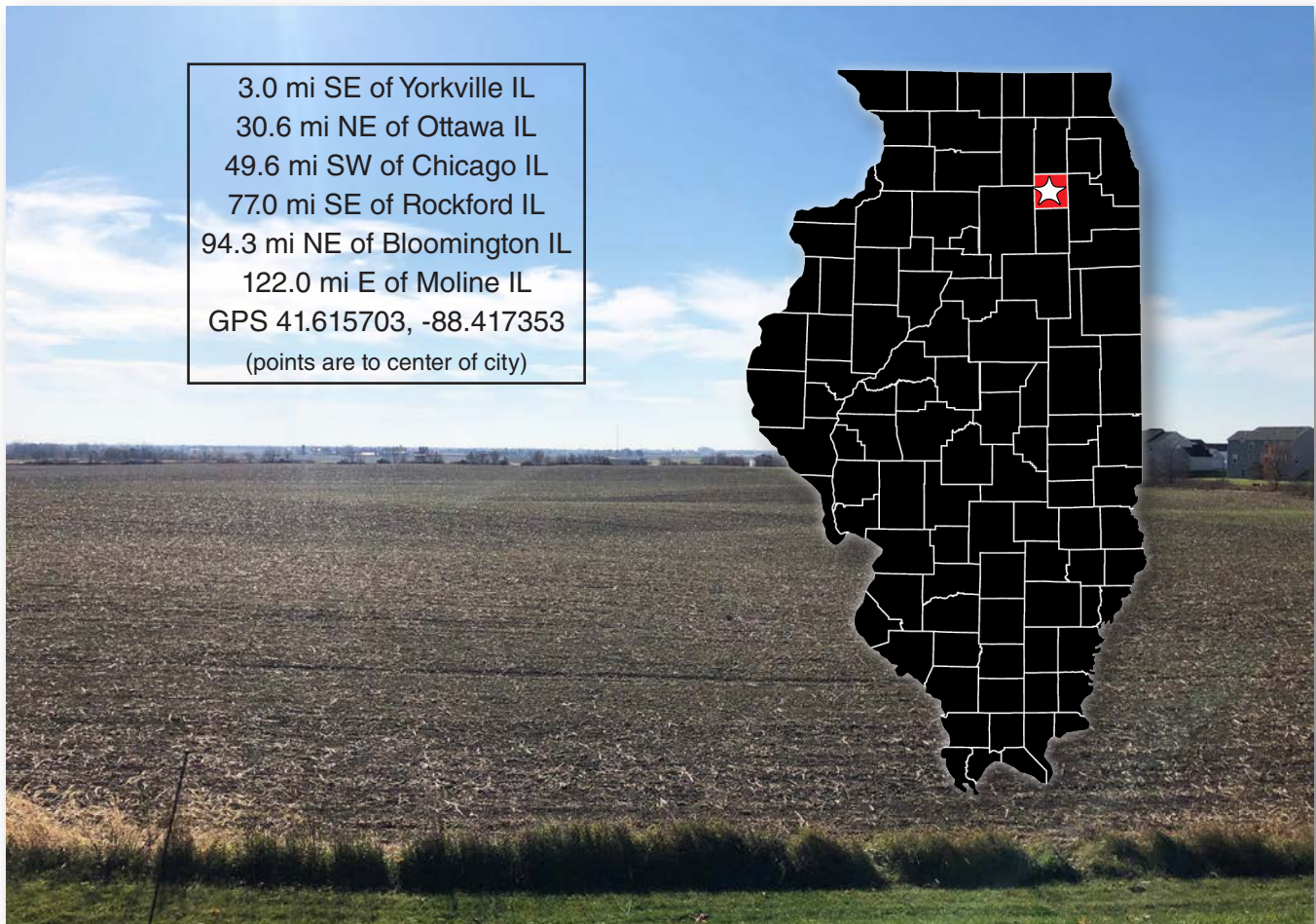
acreage	-	141.29± surveyed acres (130.71± FSA tillable ac) (10 ac to be donated to school to the north)
description	-	part of the S½ of the NE¼ and part of the N½ of the SW¼ of Section 10, Kendall Township, T.36N.-R.7E., Kendall County, IL
soils	-	Productivity Index - 124.0 (Saybrook, La Rose, Elpaso, Lisbon)
price	-	\$5,651,600.00 (\$40,000/ac)
taxes (2023)	-	\$5,973.50 (\$42.27/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



looking South, 11.11.23



Ray L. Brownfield ALC AFM
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