

+/- 141 Acres /231 Future Lots

Future Hudson Lakes Residential

FOR SALE

Yorkville, IL



Flanagan Realty, LLC

36W739 Red Haw Lane

St. Charles, IL 60174

Phone: 630-388-8522

Fax: 630-443-1239

email: Dan@FlanaganLand.com

<http://www.flanaganland.com>

Flanagan Realty, LLC has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources considered reliable, but is not guaranteed. This offering may be withdrawn or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

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Location:	The property is generally located south of Rt 126 and east of rt 47 at the terminus of Tremont Ave in Yorkville, Kendall County, IL. Adjacent to Raintree Village and Windett Ridge subdivisions.
Frontage/Roads:	The property can be accessed and will have future road connections to Penman Road, Tremont Ave, and Fairfield Ave.
Major Highways:	The property is near the intersection of Routes 126 and Route 71
Total Acres:	+/- 141 total acres per tax maps. To be verified. Approx. 10 acres are intended to be donated to the adjacent school when developed, and are currently used by the school for sports fields.
Soil Types:	Predominant soil types are Saybrook silt loam, La Rose clay loam, loam, Elpaso silty clay loam, and LaRose silty loam. Weighted average for corn is 168.6, crop productivity index (corn) per Bulletin 811 is 124.3
Wetlands/Floodplain:	None per NWI Maps.
Topography:	The property is gently rolling.
Taxes:	\$4,506 for tax year 2018.
Zoning:	Currently zoned agricultural. Property has been annexed and zoned into Yorkville with final engineering partially completed for 231 single family lots. Final engineering for Phase I completed.
Price:	Asking \$1,692,000 (\$12,000 per acre), Approximately \$7,324 per planned lot.



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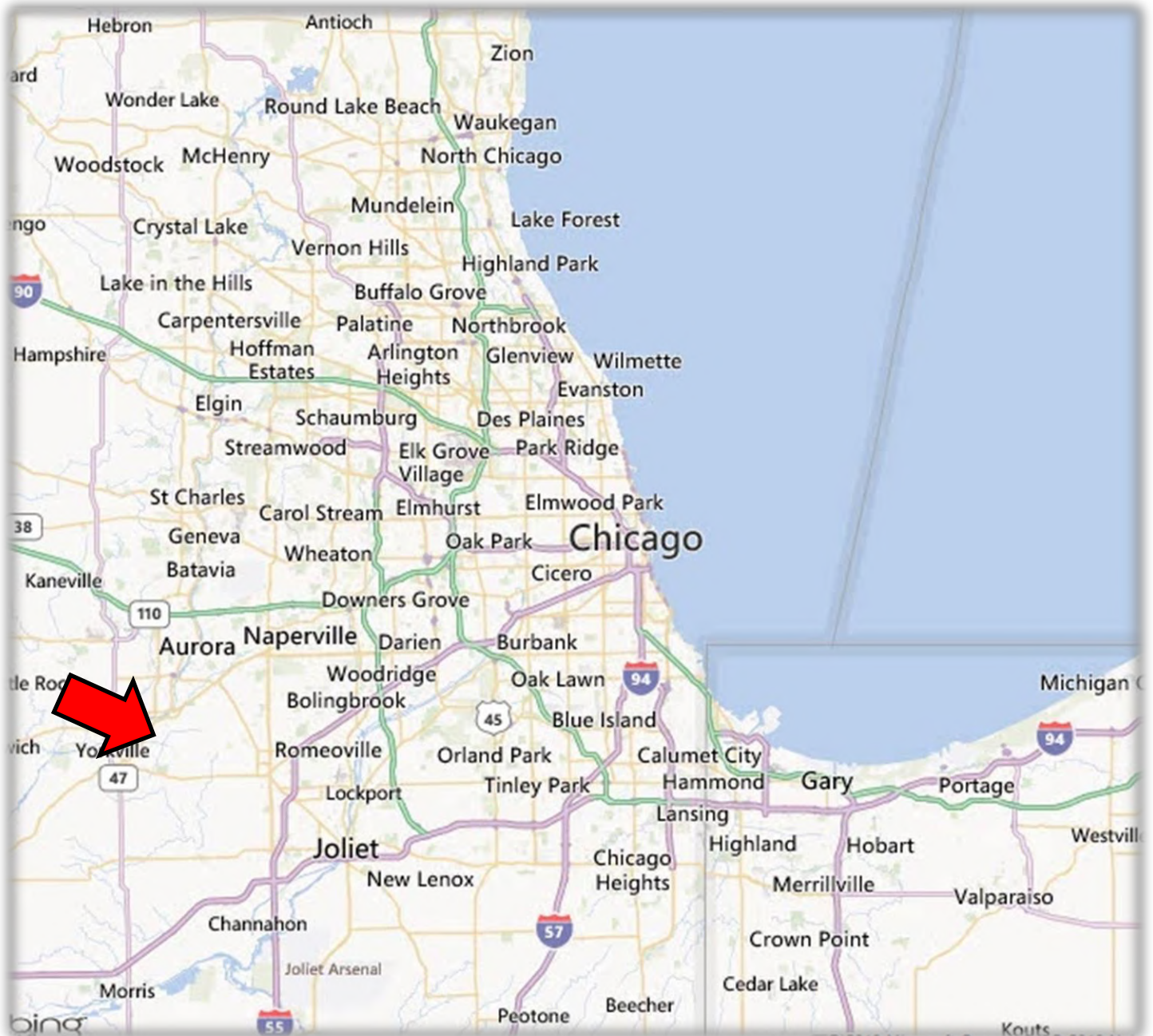
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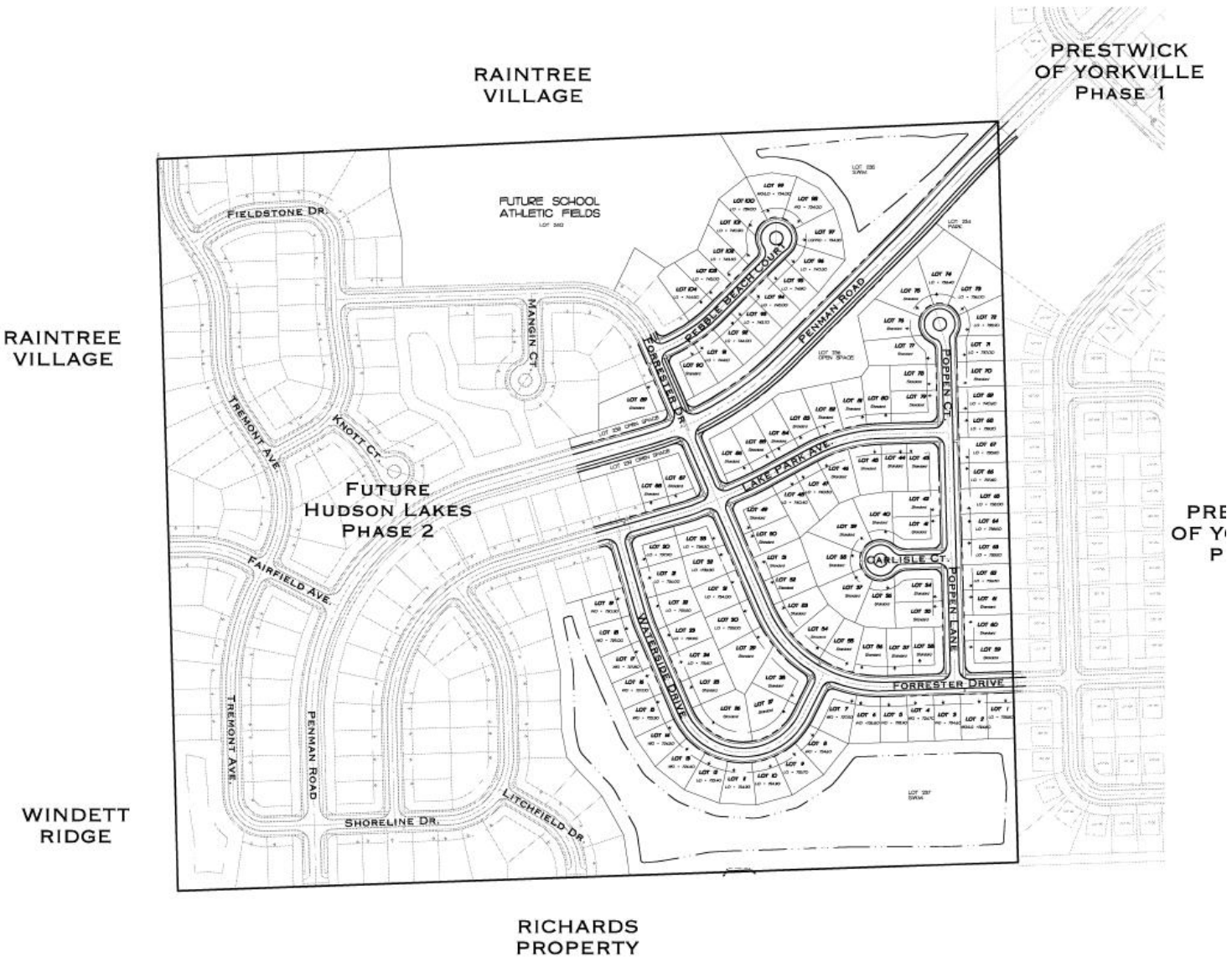


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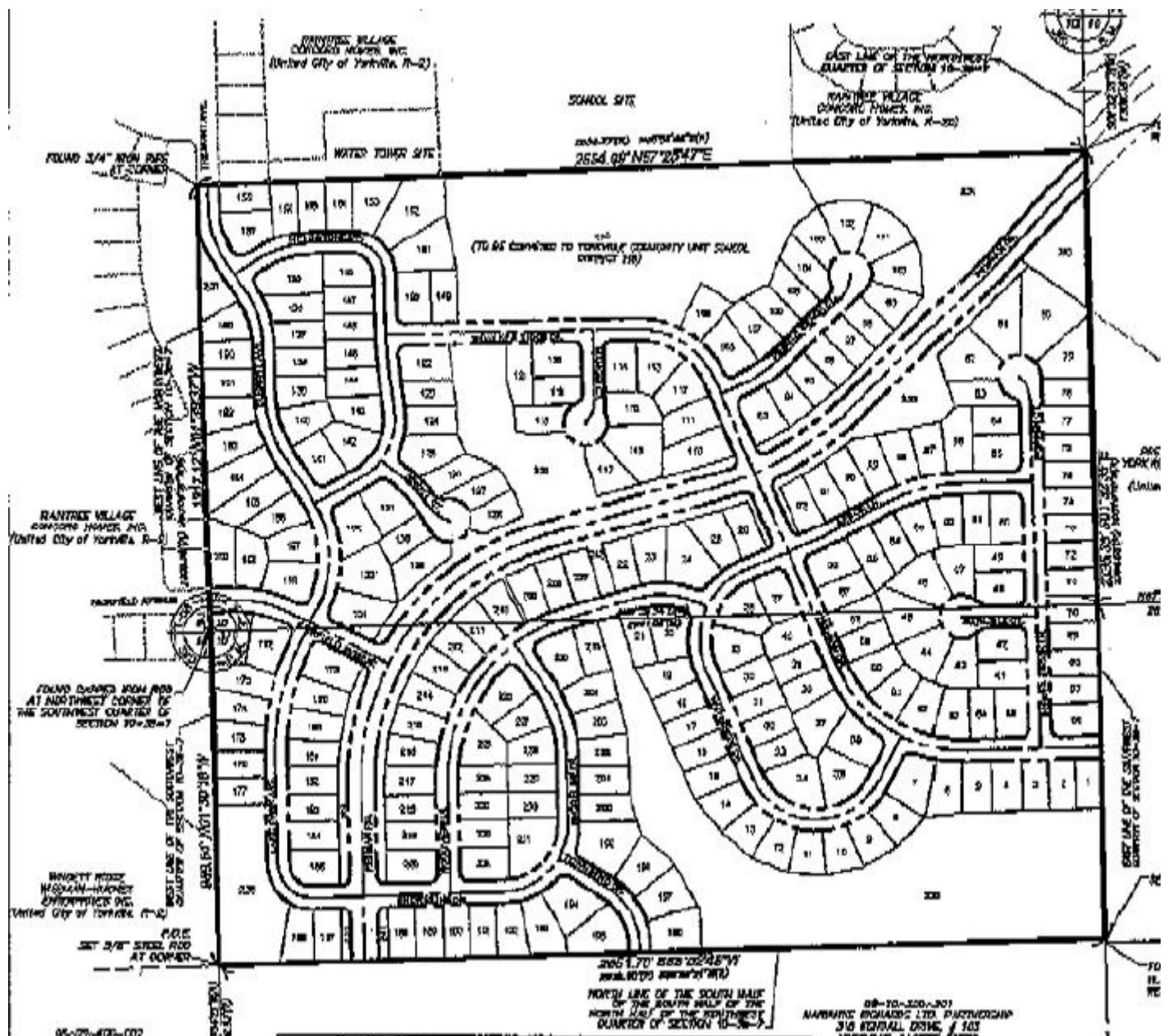
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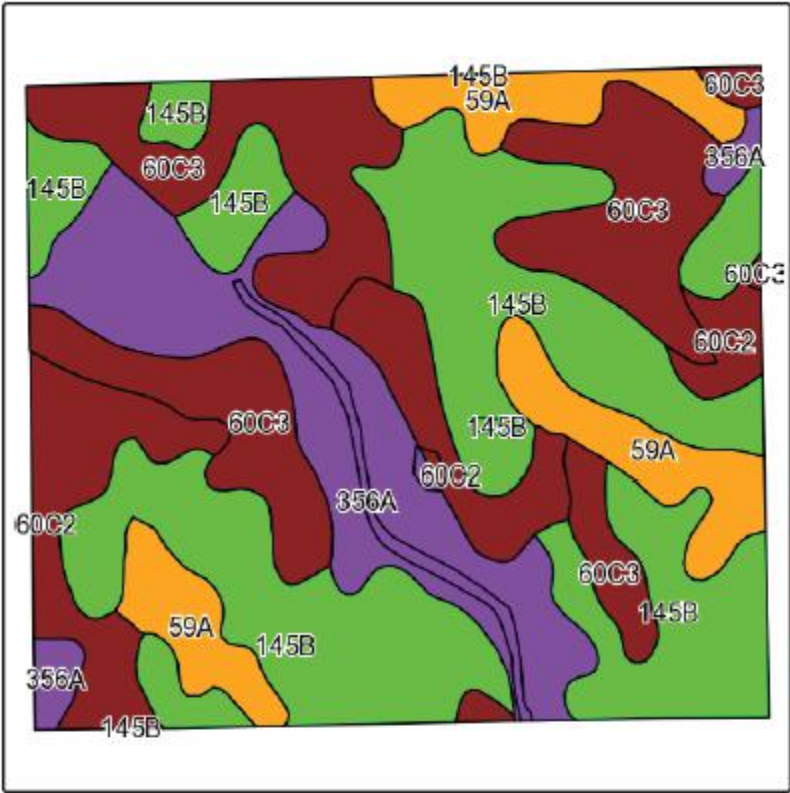
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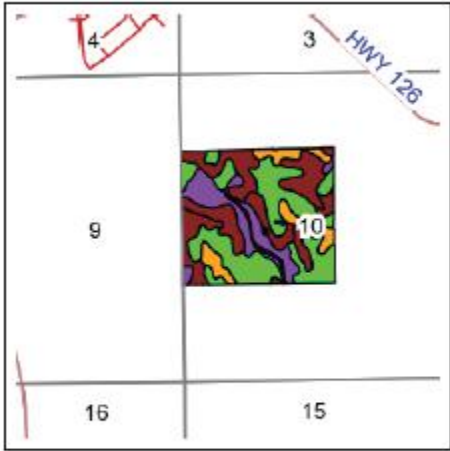
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Yorkville, IL

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by University of Illinois at Champaign-Urbana.



State: Illinois
County: Kendall
Location: 10-36N-7E
Township: Kendall
Acres: 141.2
Date: 7/11/2013

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Maps provided by:

surety

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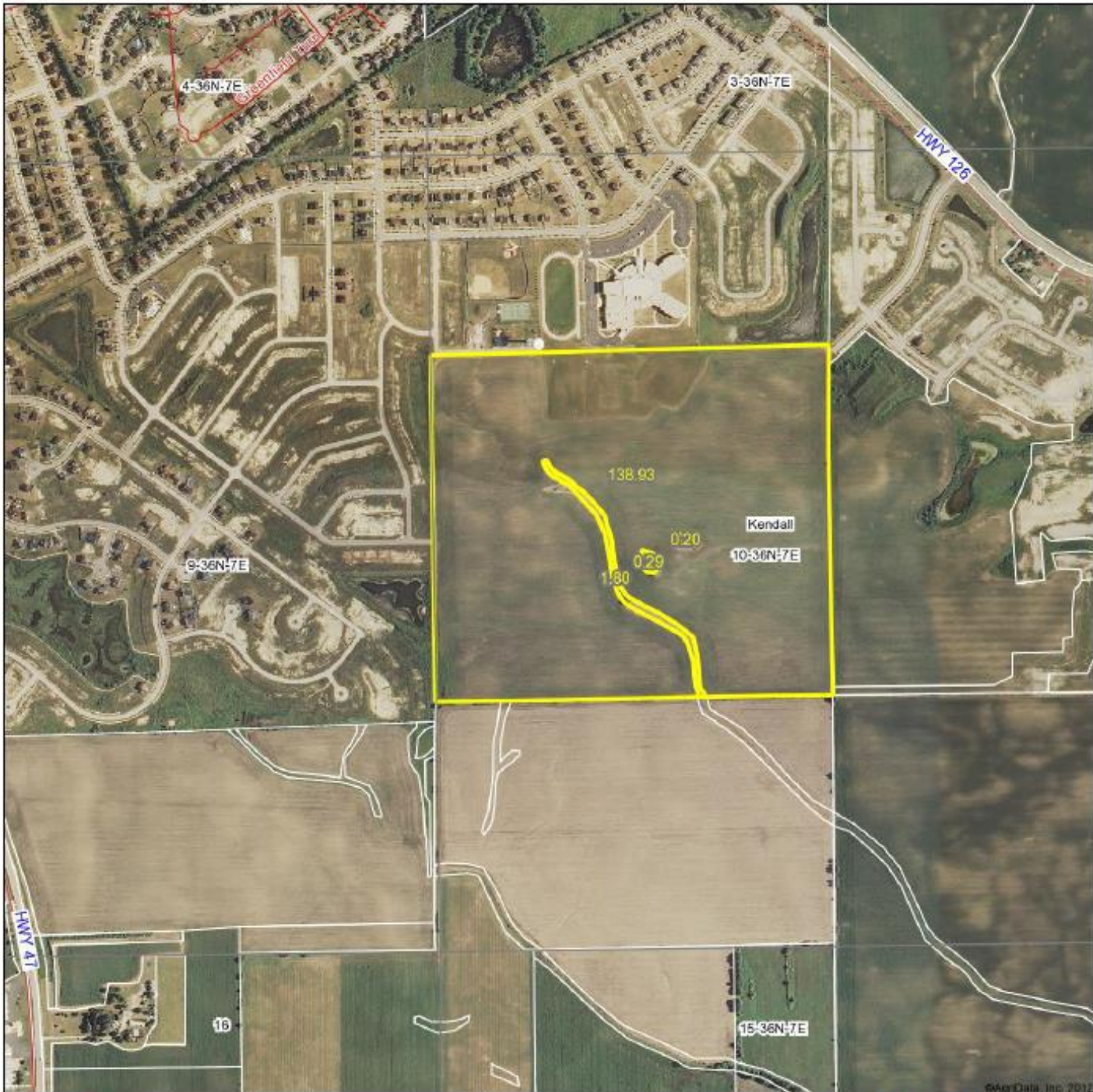
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	53.3	37.8%		FAV	**177	**56	**88	**131
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	32.7	23.1%		FAV	**137	**45	**54	**101
356A	Elpaso silty clay loam, 0 to 2 percent slopes	23.7	16.8%		FAV	195	63	66	144
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	16.5	11.7%		FAV	**148	**48	**59	**110
59A	Lisbon silt loam, 0 to 2 percent slopes	15	10.6%		FAV	188	59	74	136
Weighted Average						168.6	54	64	124.3

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 (S11) (Updated 1/10/2012)
Crop yields and productivity indices for optimum management (S11) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indices adjusted for slope and erosion according to Bulletin S11 Table S3
a UNF = unfavorable; FAV = favorable

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Aerial Map




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Maps provided by:

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CUSTOMIZED ONLINE MAPPING
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10-36N-7E
Kendall County
Illinois

map center: 41° 36' 43.46, 88° 25' 25.76
scale: 10996


7/11/2013

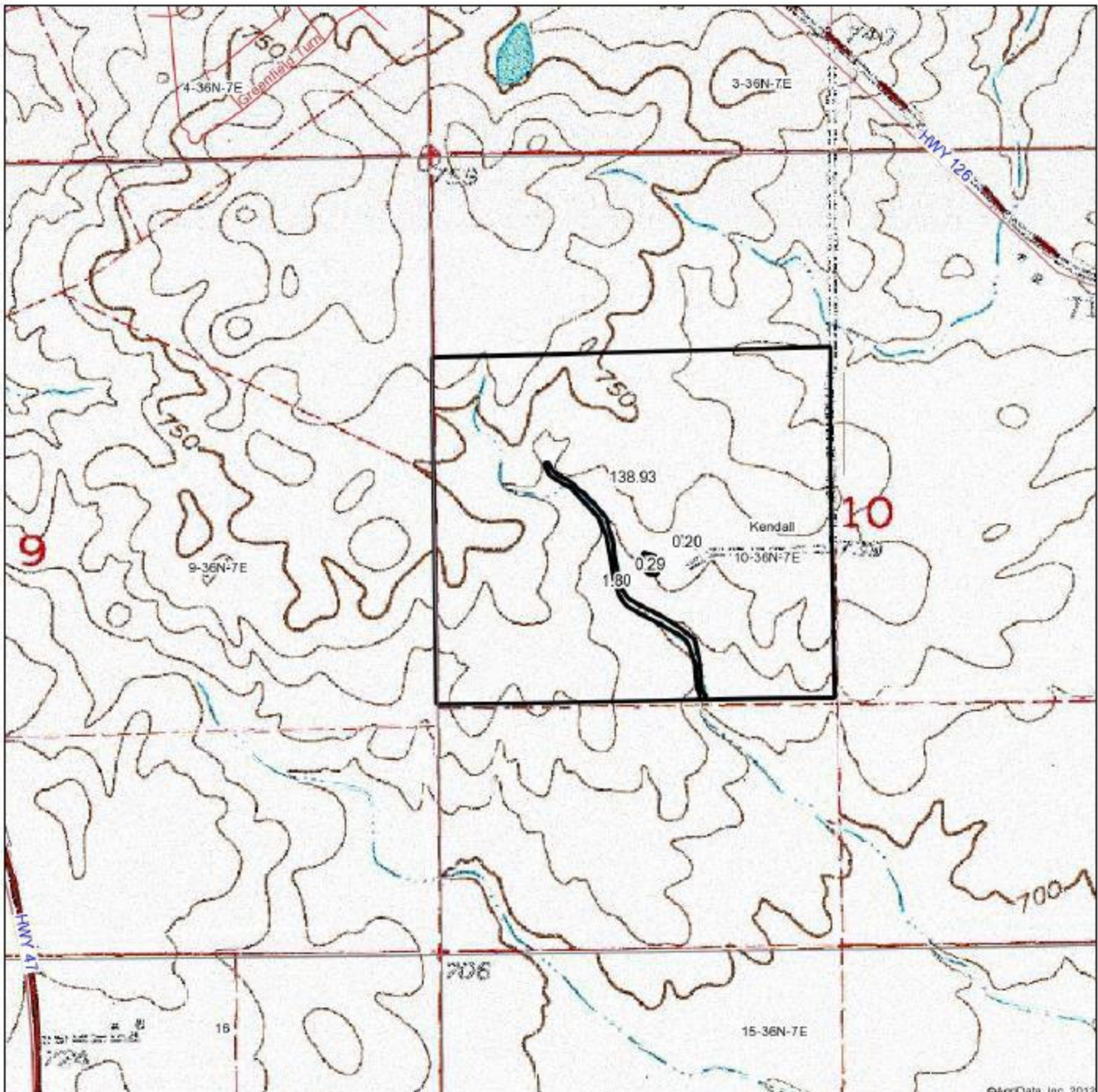
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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Topography Map



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Maps provided by:



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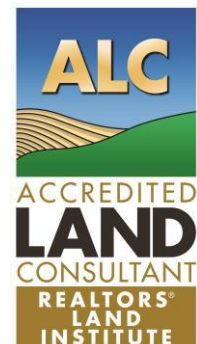
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10-36N-7E
Kendall County
Illinois



7/11/2013

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Summary of Experience

Dan Flanagan, ALC is the president and owner of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition and disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land-related issues bring tremendous value to anyone who is seeking to purchase or sell commercial or industrial real estate, residential land or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of land and real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- President - Illinois Chapter of the Realtors Land Institute.
Board of Directors of the National Realtors Land Institute
- Former partner with a large Midwestern private equity real estate development firm.
- Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- Frequently contacted by area real estate appraisers to provide them with insight regarding land and commercial real estate markets and valuation.

**ILLINOIS ASSOCIATION OF REALTORS
NOTICE OF NO AGENCY RELATIONSHIP**

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Customer Signature

Print Customer's Name

Date