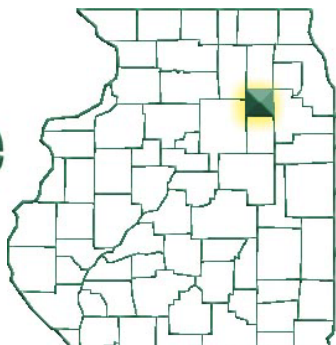


For Sale



Prime 3± acre Development Site Kendall County, Illinois

Routes 126 and 71 in Yorkville



Prime 3± acre development site located on the recently reconfigured corner of Routes 71 and 126 between the growing communities of Oswego and Yorkville in Kendall County. This property offers a multitude of opportunities for a small commercial development.

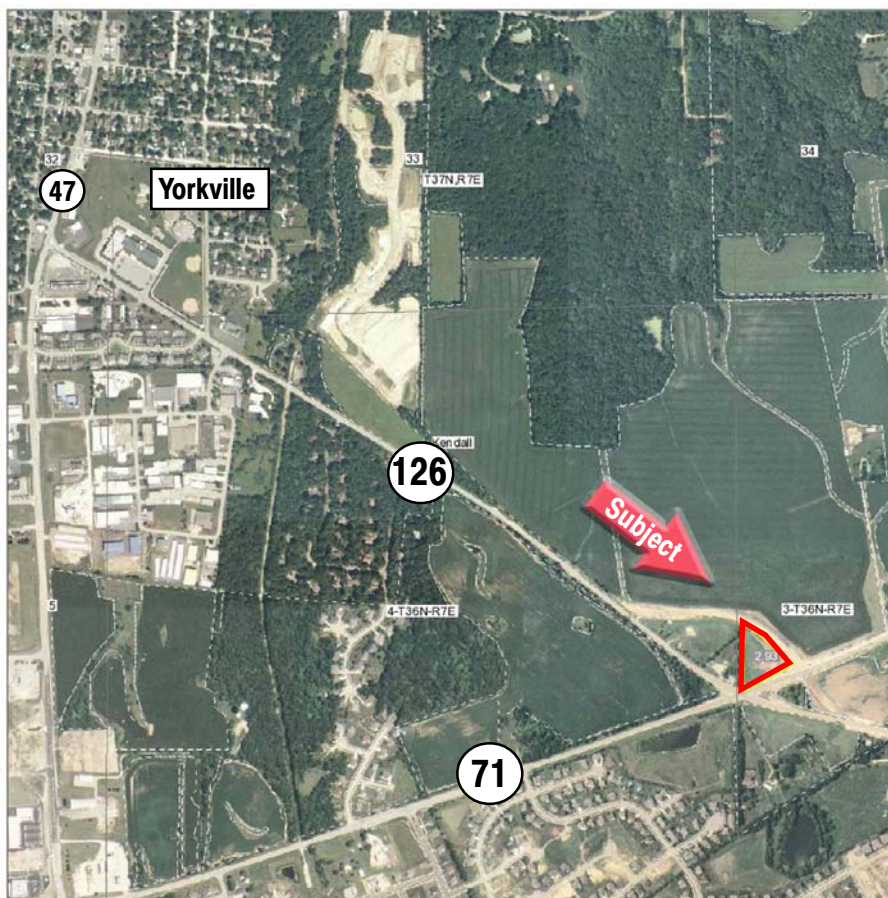
Currently, the property is zoned Agricultural and is being farmed.

The City of Yorkville future land use for this property is commercial development.

For More

Information: C. Scott Johnson, Broker
TEL: 217-359-3336
FAX: 217-359-3793
christopher.johnson@prudential.com

Designated Agent for the Seller



Capital
Agricultural
Property
Services, Inc.

Map Provided by



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3-36N-7E
Kendall County
Illinois

map center: 41° 37' 48.24, 88° 26' 9.77
scale: 1:11391



4/10/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.
PLSS provided by Illinois State Geological Survey.

Boundary lines are approximate.

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Prime 3± acre Development Site



Excellent location at
the intersection of
Routes 126 & 71
in Yorkville



Size: 3.14+/- total acres

Location: Routes 71 and 126, Kendall Township,
Kendall County, Illinois

Road Frontage: Approximately 462± feet on Route 71
and 540± feet on Route 126

Average Daily
Traffic Count: Route 126 - 6,000
Route 71 - 13,800
Source: Illinois Department of Transportation

Improve.: None.

Price: \$10.00 per square foot

Taxes: To be determined after split

Possession: At closing.

Zoning: Agricultural but planned commercial as
proposed by the City of Yorkville 2005
Comprehensive Plan. See the City of
Yorkville's website at [www.yorkville.il.us/
depts_commDev_CompPlan.cfm](http://www.yorkville.il.us/depts_commDev_CompPlan.cfm).

Showing: By appointment only.

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Licensed Real Estate Brokers

For More
Information:

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Designated Agent for the Seller

Capital Agricultural Property Services, Inc. (CAPS) 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.

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