

for sale

*Ashley Point*

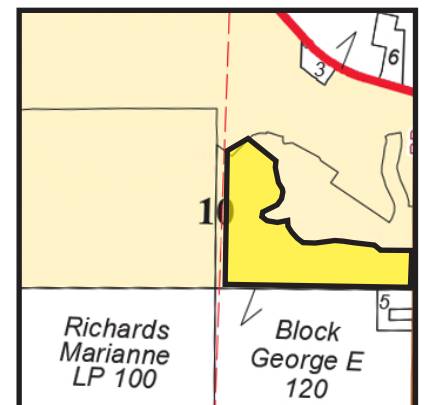
# FUTURE Development Potential ANNEXED to Yorkville Illinois

looking west, 11.11.23



*Professional Land Specialists*

**David “Dave” Oster**  
Licensed IL Real Estate Managing Broker  
Designated Seller’s Agent  
2681 US Hwy 34 | Oswego IL 60543  
708.732.3802 c | dave@landprollc.us  
landprollc.us | 331.999.3490 o



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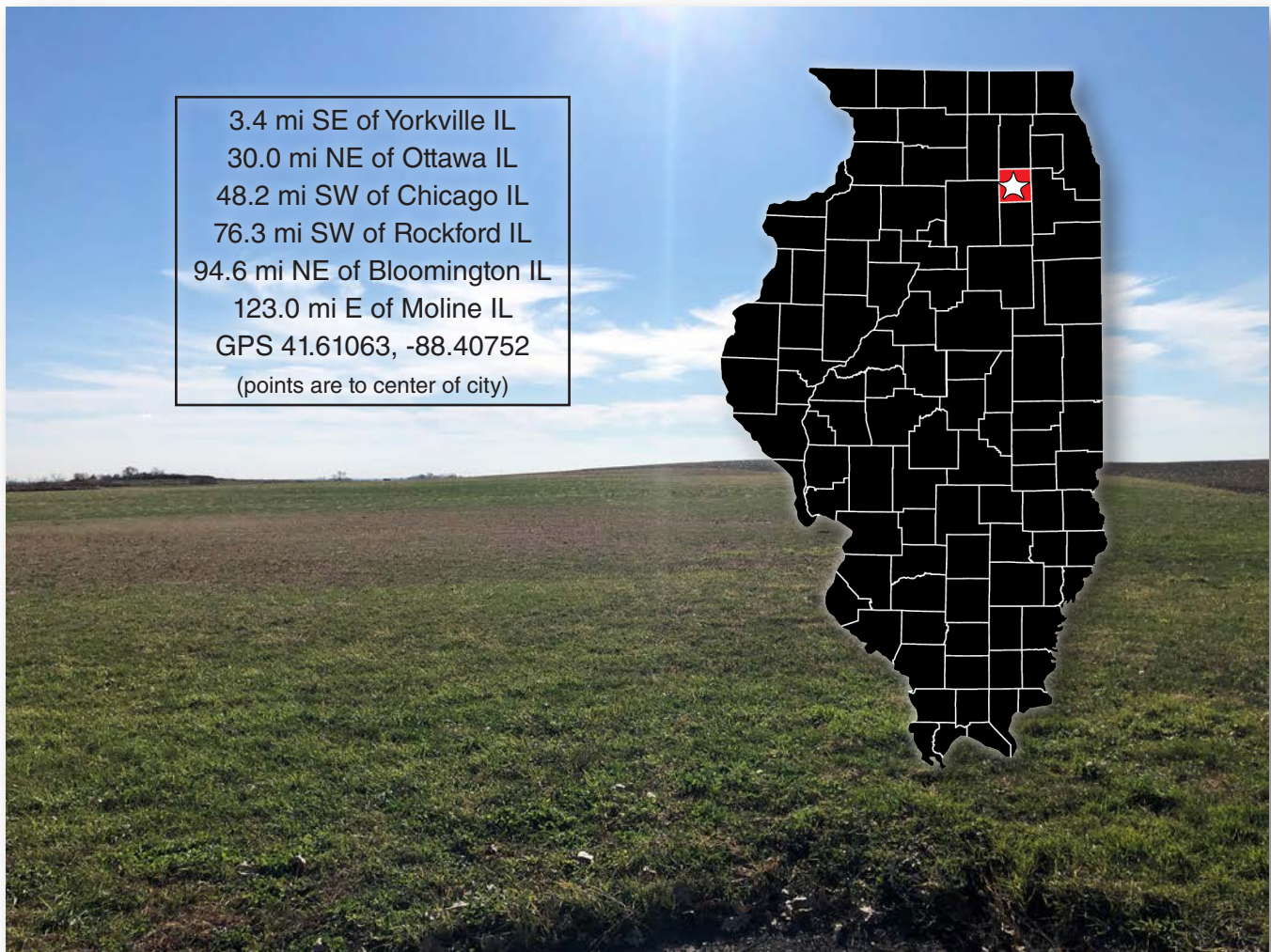
## FUTURE DEVELOPEMENT POTENTIAL Annexed to Yorkville, Illinois

**Located off Ashley Road, just south of IL 126, and  
2.8 miles east of the IL 71 / IL 47 intersection at Yorkville, IL**

acreage	-	70.00± acres (64.83± FSA tillable acres)
description	-	part of the E½ of Section 10, Kendall Township, T.36N.-R.7E., Kendall County, IL
soils	-	Productivity Index - 132.6 (Saybrook, Elpaso, Lisbon, Larose, Brenton)
price	-	\$2,800,000.00 (\$40,000/ac)
taxes (2023)	-	\$3,395.94 (\$42.27/ac)
PIN	-	05.10.200.012
buildings	-	none
zoning	-	Agriculture
frontage	-	Ashley Road

FSA Information		
Farm 5587   Tract 4658		
ARC-CO		
Commodity	Base Acres	County Yield
Corn	38.62	146
Soybeans	12.88	44

looking South, 11.11.23



Ray L. Brownfield ALC AFM  
 Licensed IL Designated Managing Broker  
 Land Pro LLC  
 2681 US Hwy 34 | Oswego IL 60543

[www.landprollc.us](http://www.landprollc.us)