

178.79± AC W Helmar Road and Lisbon Road

Newark, IL 60541

LAND FOR SALE

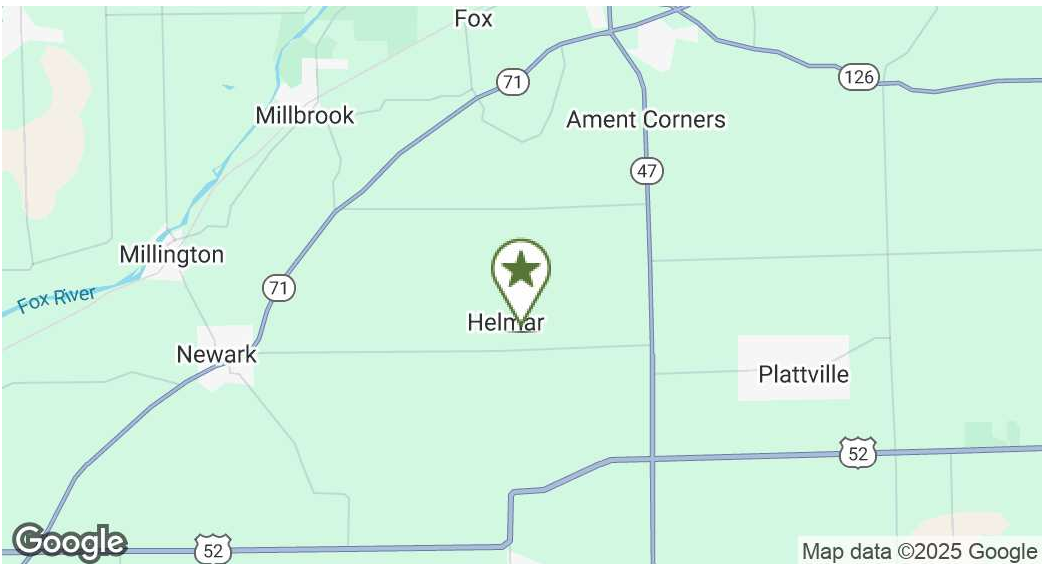
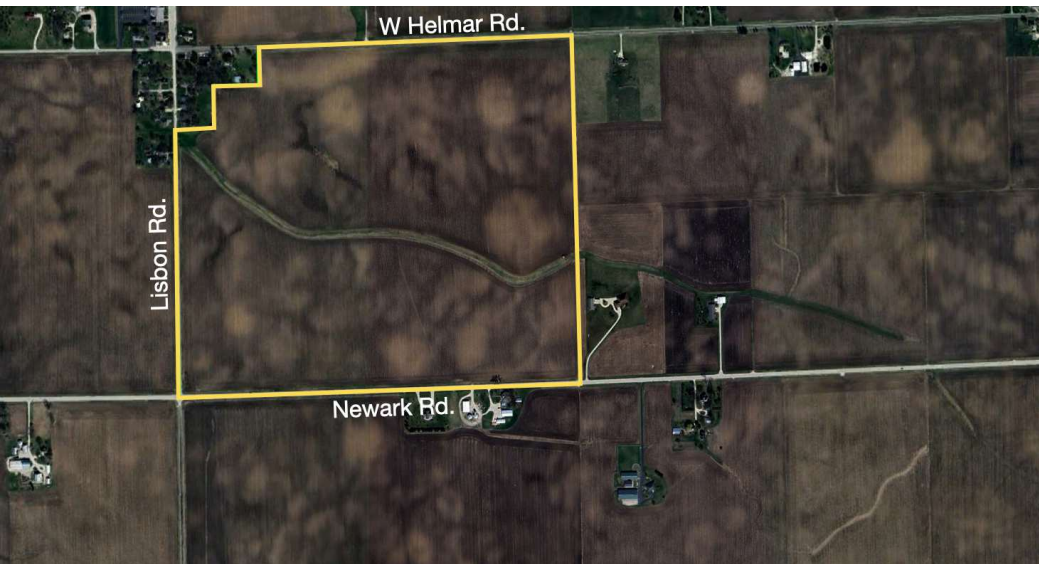


john
greene
COMMERCIAL

178.79± AC W Helmar Road and Lisbon Road | Newark, IL 60541

LAND FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$18,250 / AC
Lot Size:	178.79± Acres
Zoning:	A-1
County:	Kendall
2024 Taxes:	\$10,328

PROPERTY OVERVIEW

178.79± acres of highly productive agricultural land for sale in unincorporated Newark, immediately adjacent to the charming village of Helmar in Kendall County. This farm boasts a 142.1 PI and is comprised only of Class A soils; predominately Elburn, Drummer and Blackberry, respectively. Excellent drainage with a centrally located swale and recent pattern tiling. Easy access from three sides with a collective 1.42± miles of road frontage along Newark, Helmar, & Lisbon Rd. This is a premiere agricultural land investment opportunity in rapidly developing Kendall County. With accelerating industrial and residential development, larger high quality agricultural parcels are harder to obtain in Kendall County. Open tenancy 2026. Act quickly for a great land investment!

PROPERTY HIGHLIGHTS

- 178.79± AC
- All Class A soils: 142.1 PI
- Excellent drainage - Pattern tiled, centrally located swale
- 1.42 Miles of road frontage on Newark Rd, Helmar Rd, and Lisbon Rd

Mike Waseen
mikewaseen@johngreenecommercial.com
630.360.1196

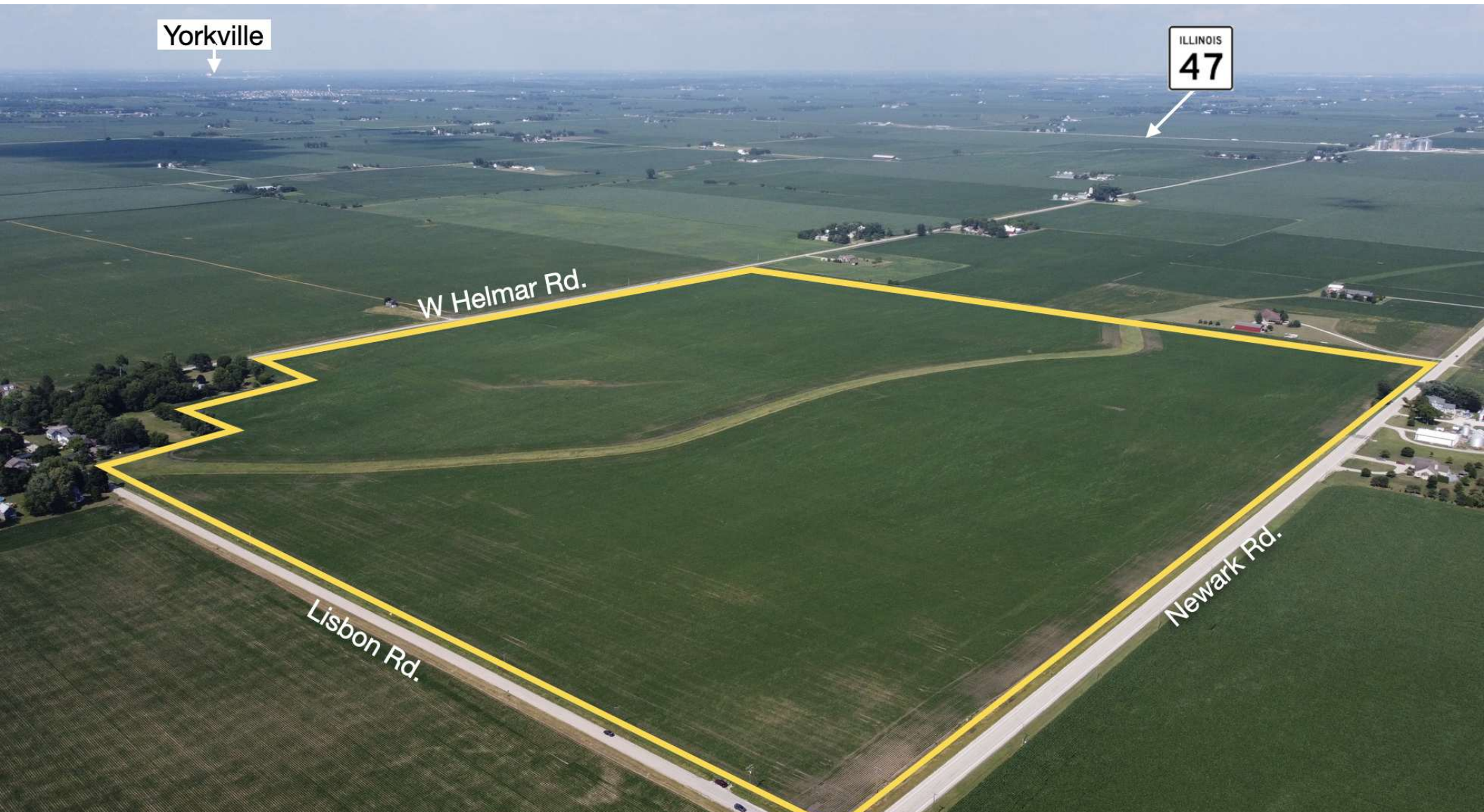
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
COMMERCIAL

178.79± AC W Helmar Road and Lisbon Road | Newark, IL 60541

LAND - OTHER FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Mike Waseen

mikewaseen@johngreenecommercial.com

630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
COMMERCIAL

178.79± AC W Helmar Road and Lisbon Road | Newark, IL 60541

LAND FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Mike Waseen

mikewaseen@johnngreenecommercial.com

630.360.1196

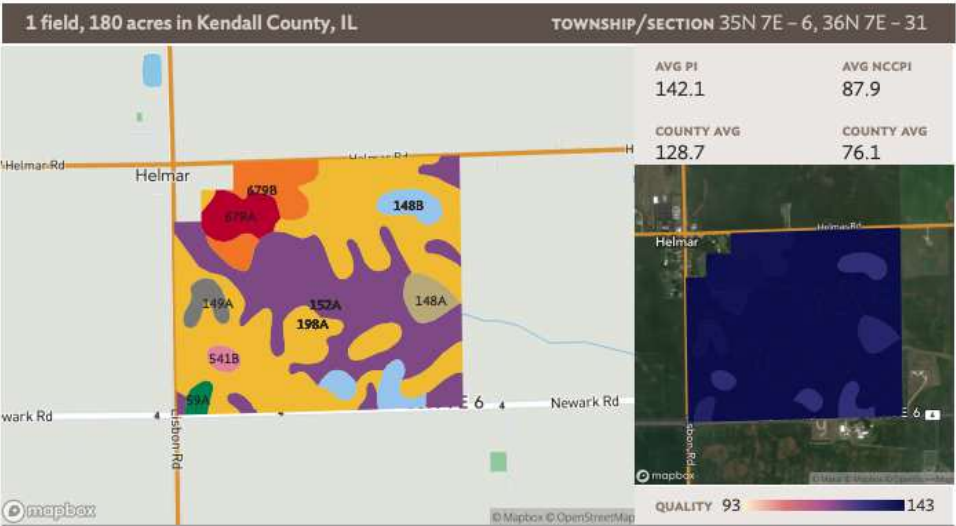
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
COMMERCIAL

178.79± AC W Helmar Road and Lisbon Road | Newark, IL 60541

LAND FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Field 1

180 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
198A	Elburn silt loam, 0 to 2 percent slopes	81.31	45.2%	1	143.0
152A	Drummer silty clay loam, 0 to 2 percent slopes	57.41	31.9%	2	144.0
679B	Blackberry silt loam, 2 to 5 percent slopes	11.62	6.5%	2	141.0
148B	Proctor silt loam, 2 to 5 percent slopes	9.58	5.3%	2	132.0
679A	Blackberry silt loam, 0 to 2 percent slopes	8.02	4.5%	1	142.0
148A	Proctor silt loam, 0 to 2 percent slopes	4.80	2.7%	1	135.0
149A	Brenton silt loam, 0 to 2 percent slopes	3.56	2.0%	1	141.0
59A	Lisbon silt loam, 0 to 2 percent slopes	1.82	1.0%	1	136.0
541B	Graymont silt loam, 2 to 5 percent slopes	1.79	1.0%	2	133.0

Source: NRCS Soil Survey

Soil Report - Average PI 142.1

Mike Waseen
mikewaseen@johnngreenecommercial.com
630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



178.79± AC W Helmar Road and Lisbon Road | Newark, IL 60541

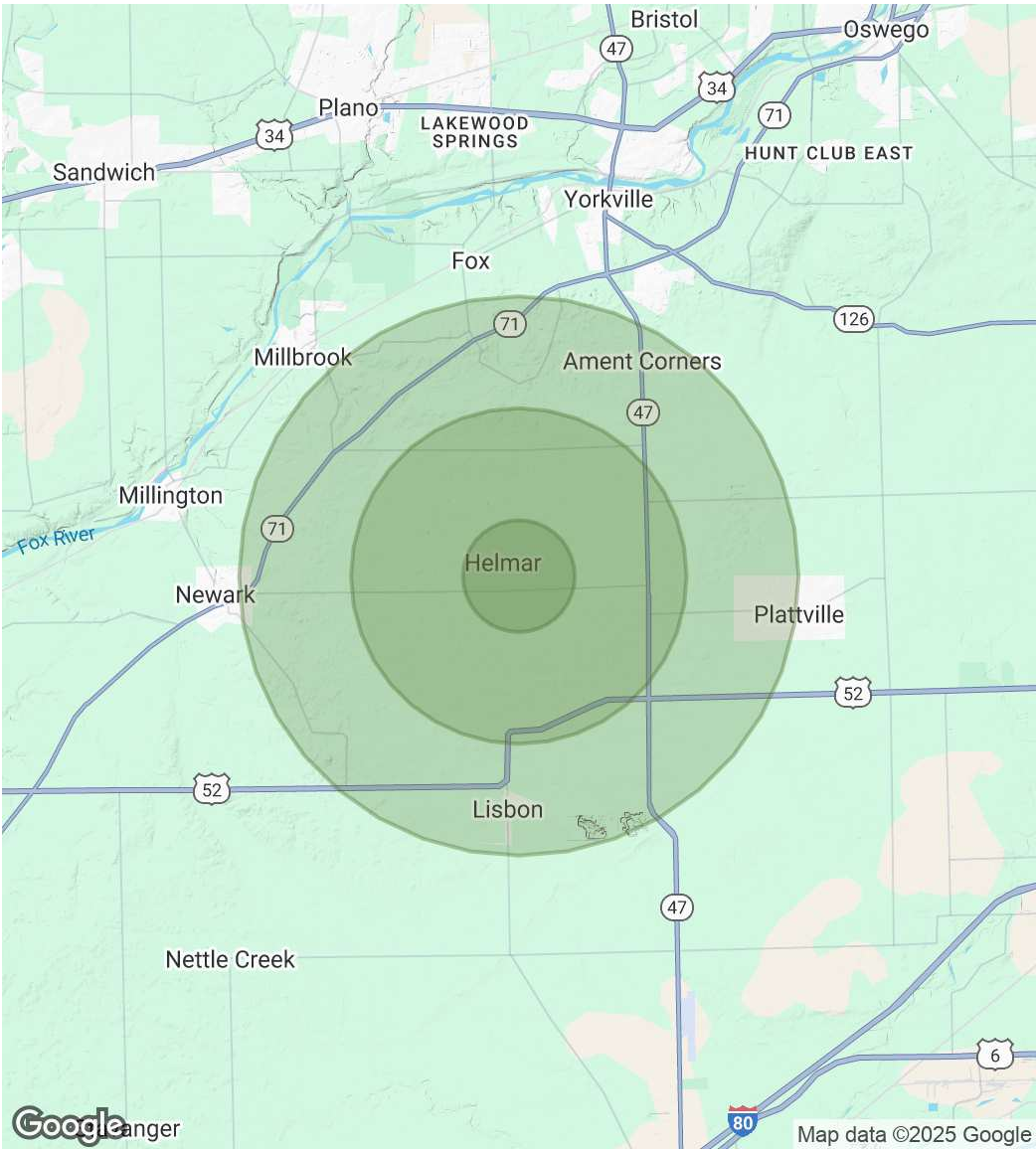
LAND FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	68	575	3,635
Average Age	40	39	40
Average Age (Male)	40	39	39
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	25	209	1,329
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$109,310	\$115,185	\$117,904
Average House Value	\$397,202	\$415,856	\$404,698

Demographics data derived from AlphaMap



Mike Waseen
mikewaseen@johngreenecommercial.com
630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
COMMERCIAL