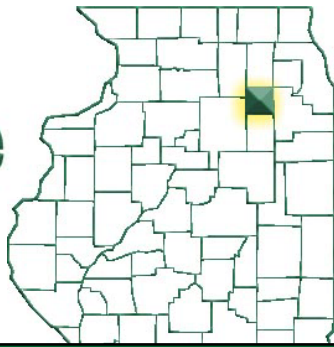


For Sale



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.

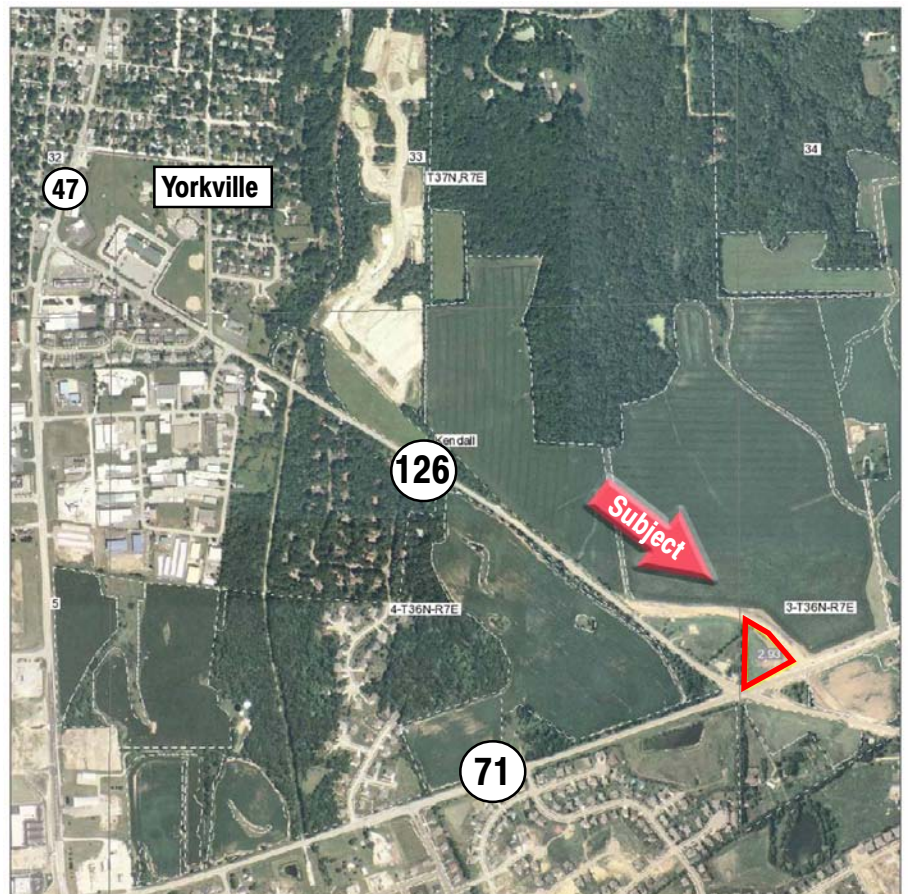
Currently, the property is zoned Agricultural and is being farmed.

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



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.

Offered by:



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Prime 3± acre Development Site



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



For More Information:

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Designated Agent for the Seller

- Size: 3.19+/- 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.
- Showing: By appointment only.

Offered by:



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