

# FUTURE RESIDENTIAL DEVELOPMENT

## Armbruster Woolley Farm

40.7028 surveyed acres | Section 23 | Oswego Township | Kendall County IL



looking east 6.8.16

2.13.18



Ray Brownfield, ALC AFM  
Managing Broker, Owner  
630.258.4800c | ray@landprollc.us

**Land Pro LLC**

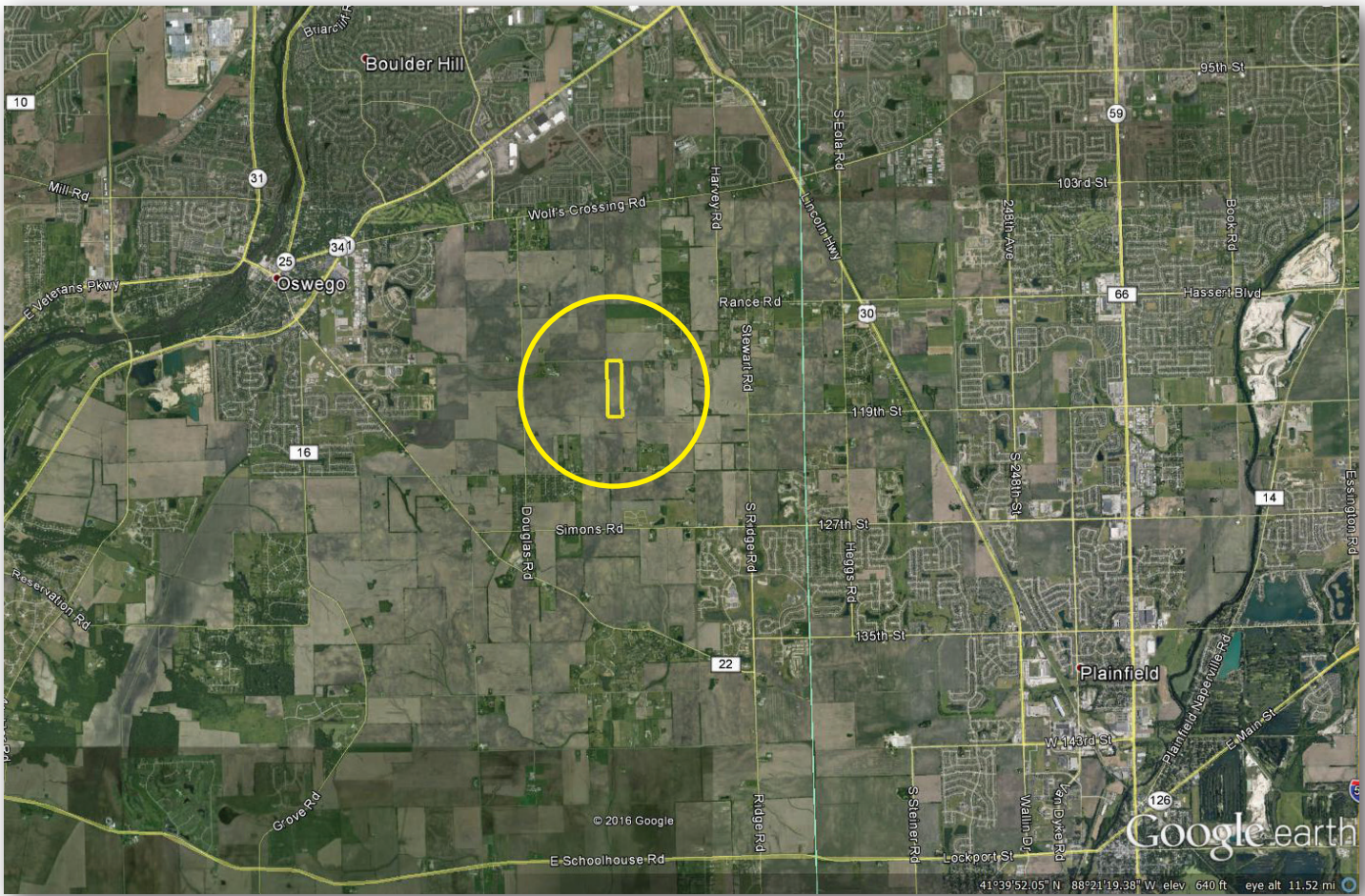
2681 US Hwy 34 | Oswego IL 60543  
331.999.3490 | www.landprollc.us

*Professional Land Real Estate Specialists*

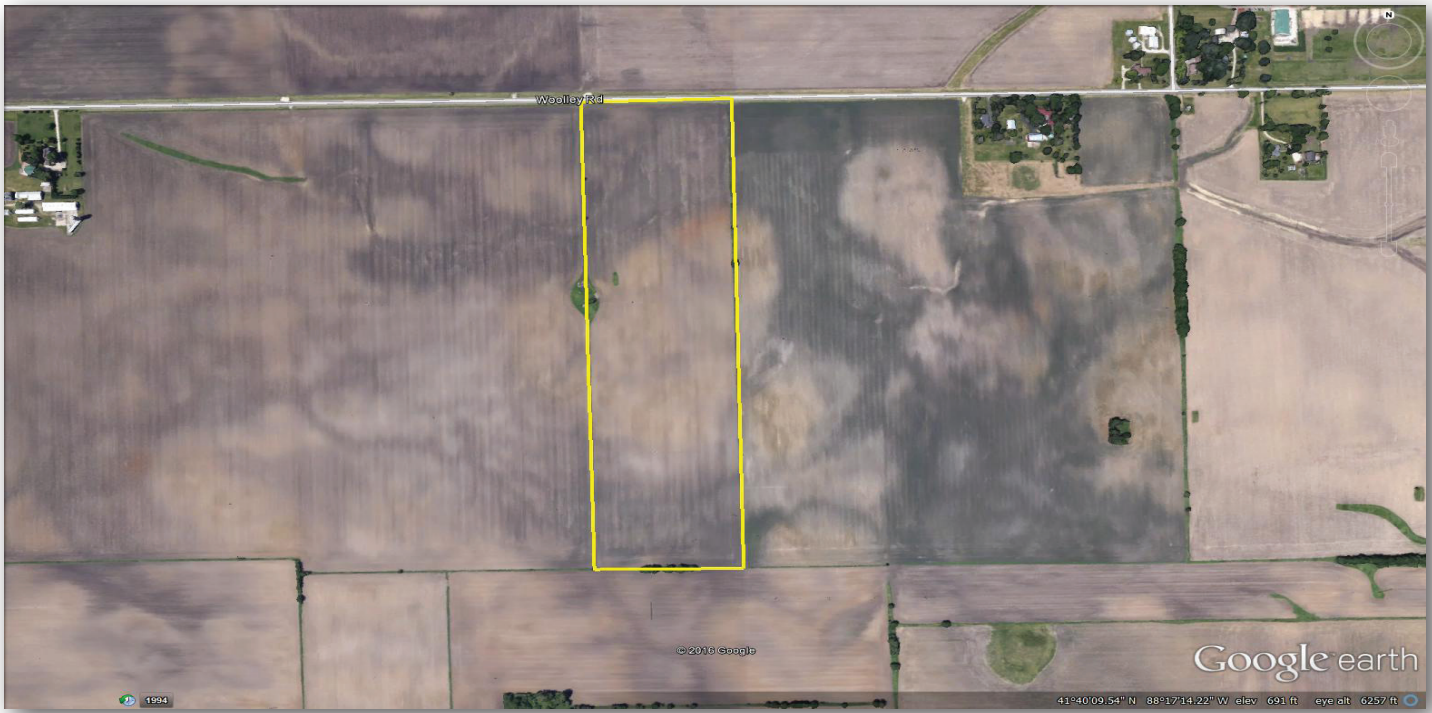
# Armbruster Woolley Farm

40.7028 surveyed acres | 40.36± tillable acres | Section 23 | Oswego Township | T.37N.-R.8E. | Kendall County, Illinois

This information is from sources Land Pro deems reliable, but is not guaranteed. Property may be withdrawn from market or be subject to a price or terms change without notice. Duplication, copying or distribution, in whole or part, is expressly prohibited without written authorization.



**Ray L. Brownfield, ALC AFM | Managing Broker, Owner**  
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



**Oswego Demographics**

schools	Oswego Community Unit School District 308
college	Waubonsee Community College 516
fire	Oswego Fire Protection District
retail	Meijer, Home Depot, Target, Walmart, Hobby Lobby, Best Buy, Office Depot, Aldi, PetSmart, Dicks Sporting Goods, DSW, Old Navy, Michaels, Shoe Carnival, Bed Bath and Beyond, Verizon, AT&T, Kohls, Rue 21, Ross, Five Below
restaurants	TGI Fridays, Buffalo Wild Wings, Olive Garden, Chipolte, Potbelly, Panda Express, Red Robin, McDonalds, Dunkin Donuts, Starbucks, Jimmy Johns, Portillos, Lou Malnatis
population	31,936 (2014) 33,674 (2019, projected)
household income (median)	\$100,189 (2014) \$105,984 (2019, projected)
households	10,427 (2014) 10,963 (2019, projected)
home value (median)	\$229,662 (2014) \$261,607 (2019, projected)



looking east, 6.8.16

**2015 Comprehensive Plan**

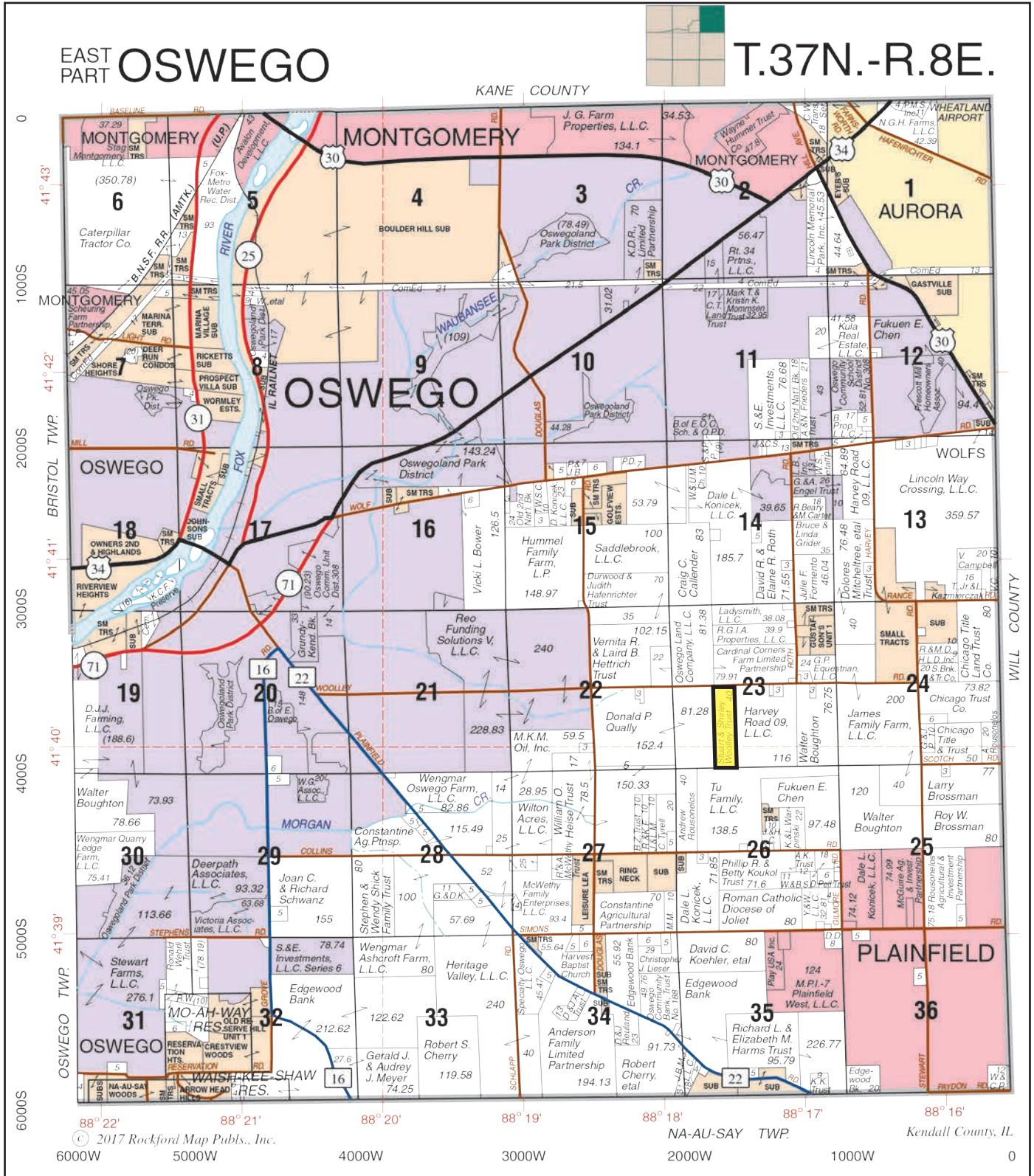
land use	Low density residential
housing	Potential for up to 6,422 housing units in the area of the Armbruster Woolley Farm
zoning	Residential
housing starts	400 to 550 per year (projected 2014-2025)
trail	A dedicated trail is proposed along Woolley Road

**Armbruster Woolley Farm Demographics**

acres	40.7028 surveyed
tillable acres	40.36±
productivity index	135.6 (Drummer, Proctor, Barrington)
description	The W½ of the E½ of the SW¼, Section 23, T.37N.-R.8E., Oswego Township, Kendall County, Illinois
price	\$520,000 (\$13,000/ac)
taxes (2016)	\$1,728.66 (\$43.21/ac)
current land use	Farmland
PIN	03.23.300.002
improvements	None
FSA	Farm 3412, Tract 95
frontage	Woolley Road
GPS	41.672057, -88.292924

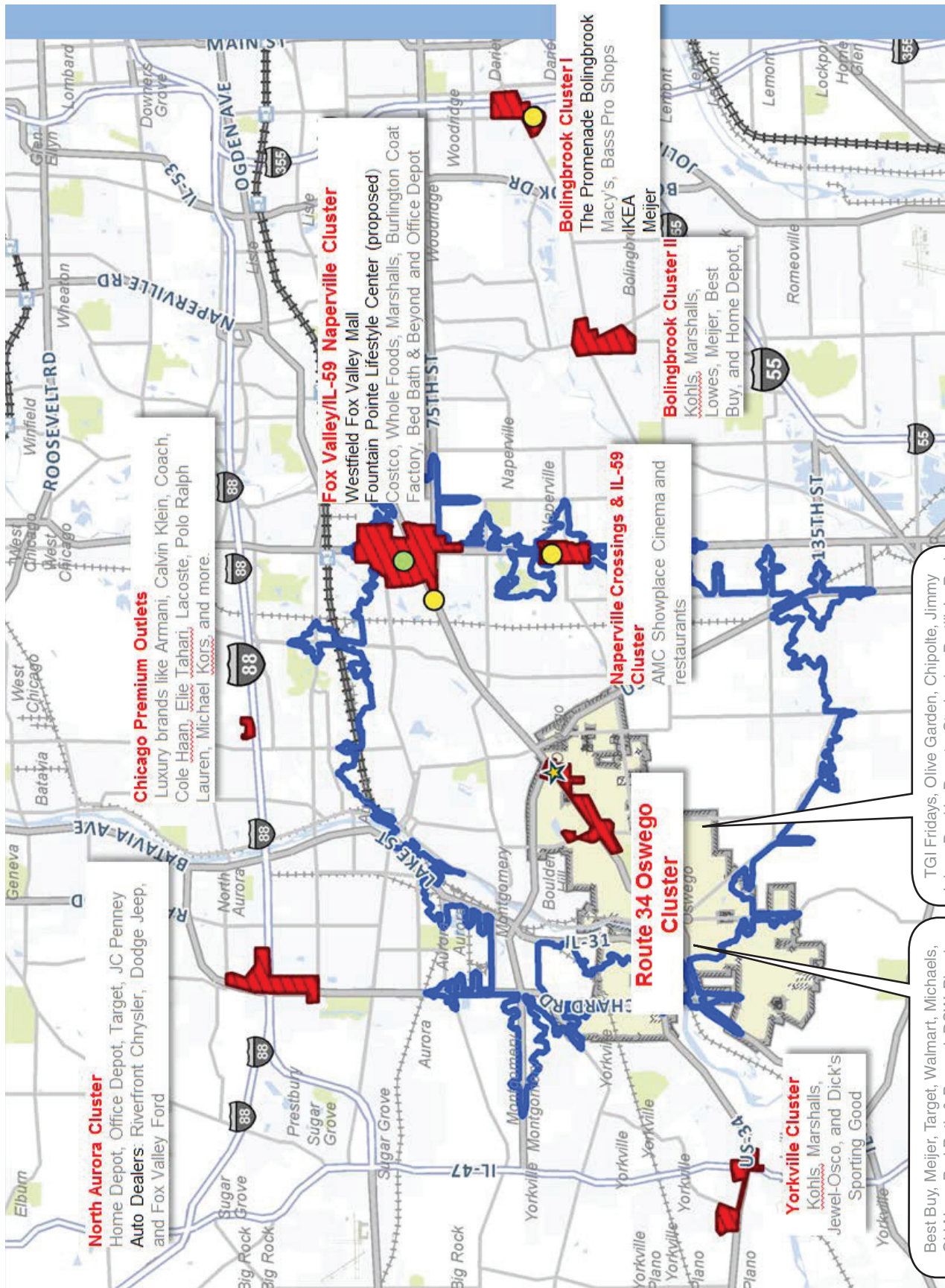


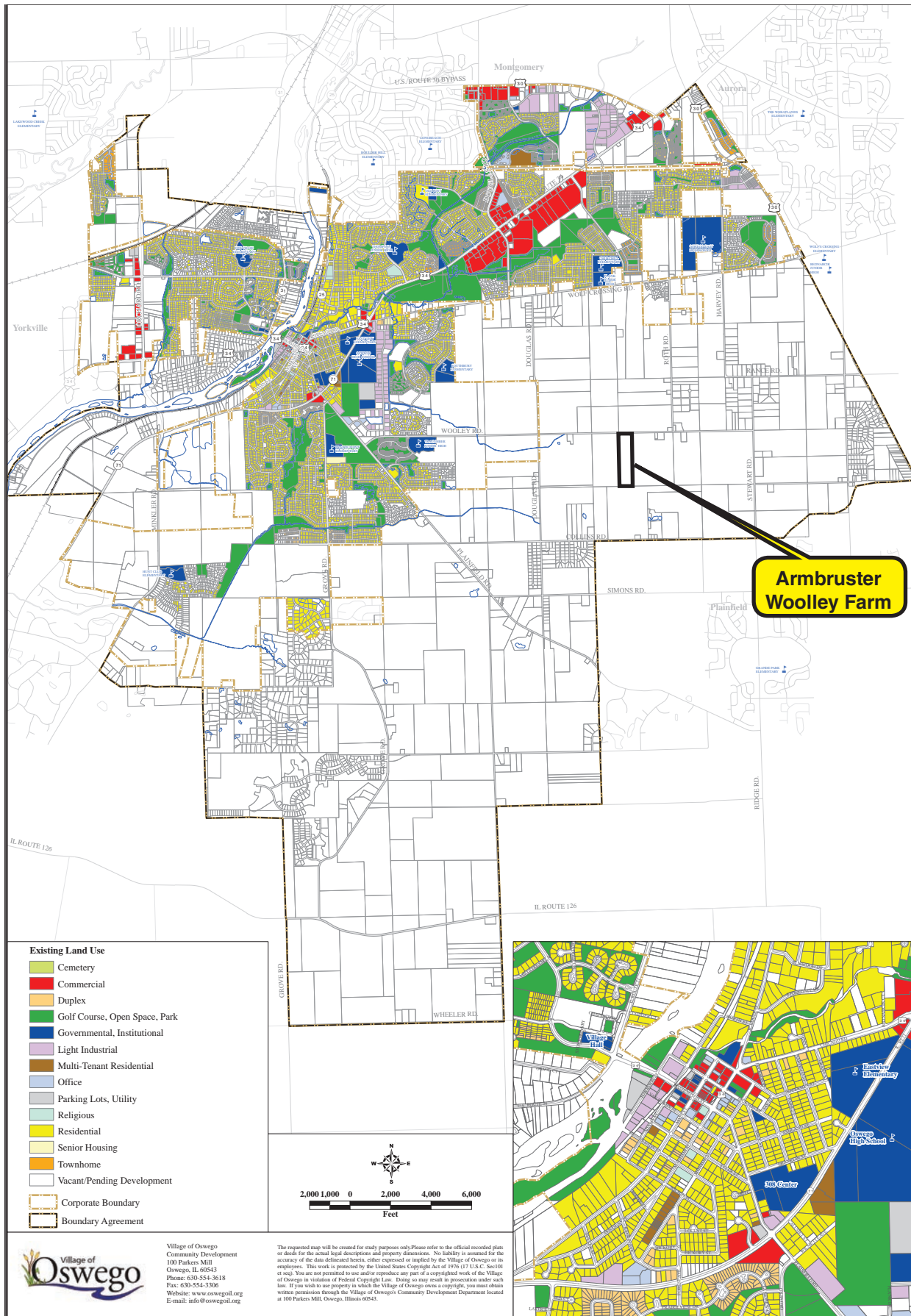
looking northeast, 6.8.16



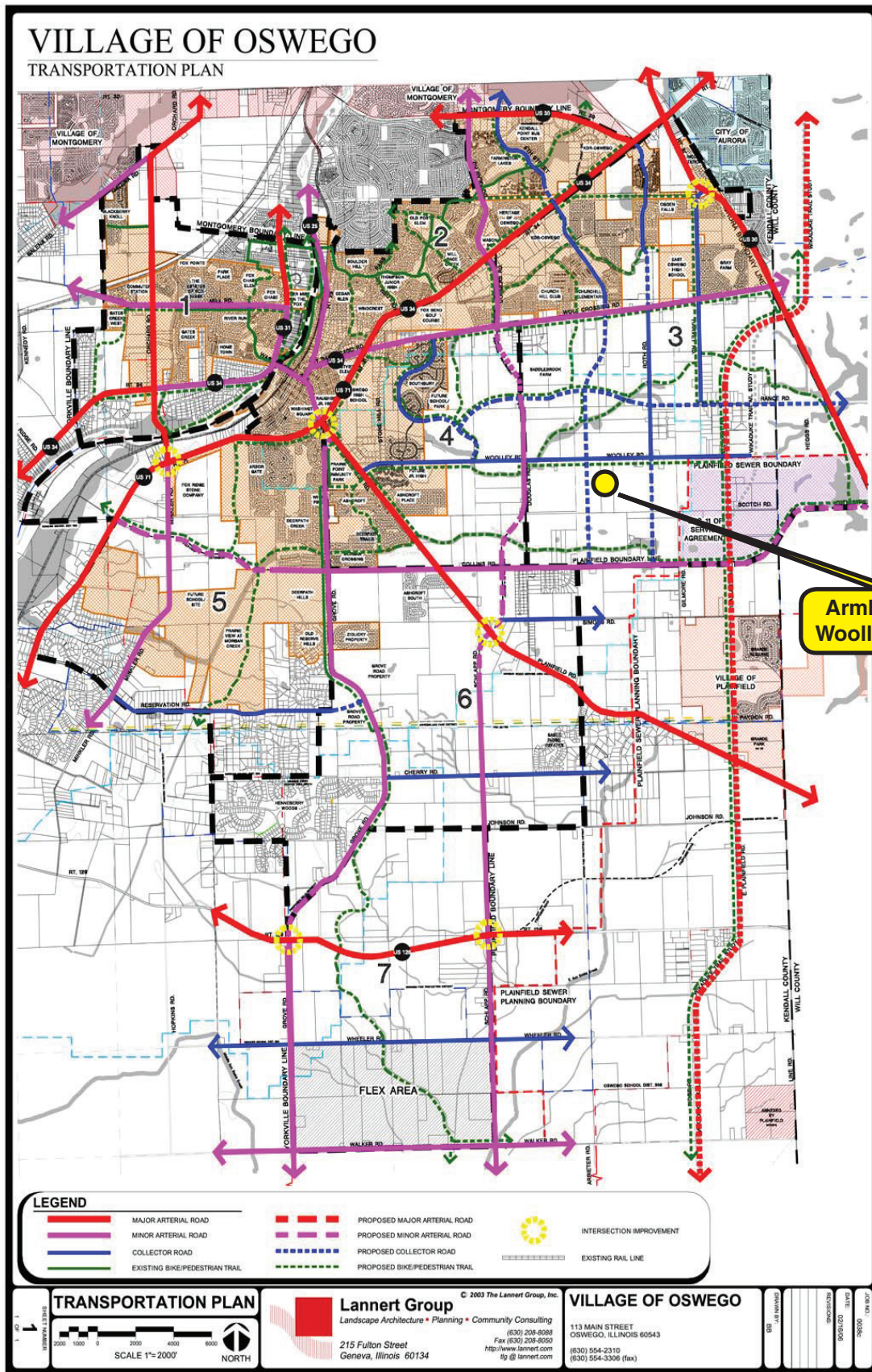
Oswego, Illinois is the largest community in Kendall County, which is part of a four county area (Will, DuPage, Kane, Kendall) that is one of the most rapidly growing regions in Illinois. Nearby are Aurora and Naperville, which are the two largest Illinois municipalities outside of Chicago.

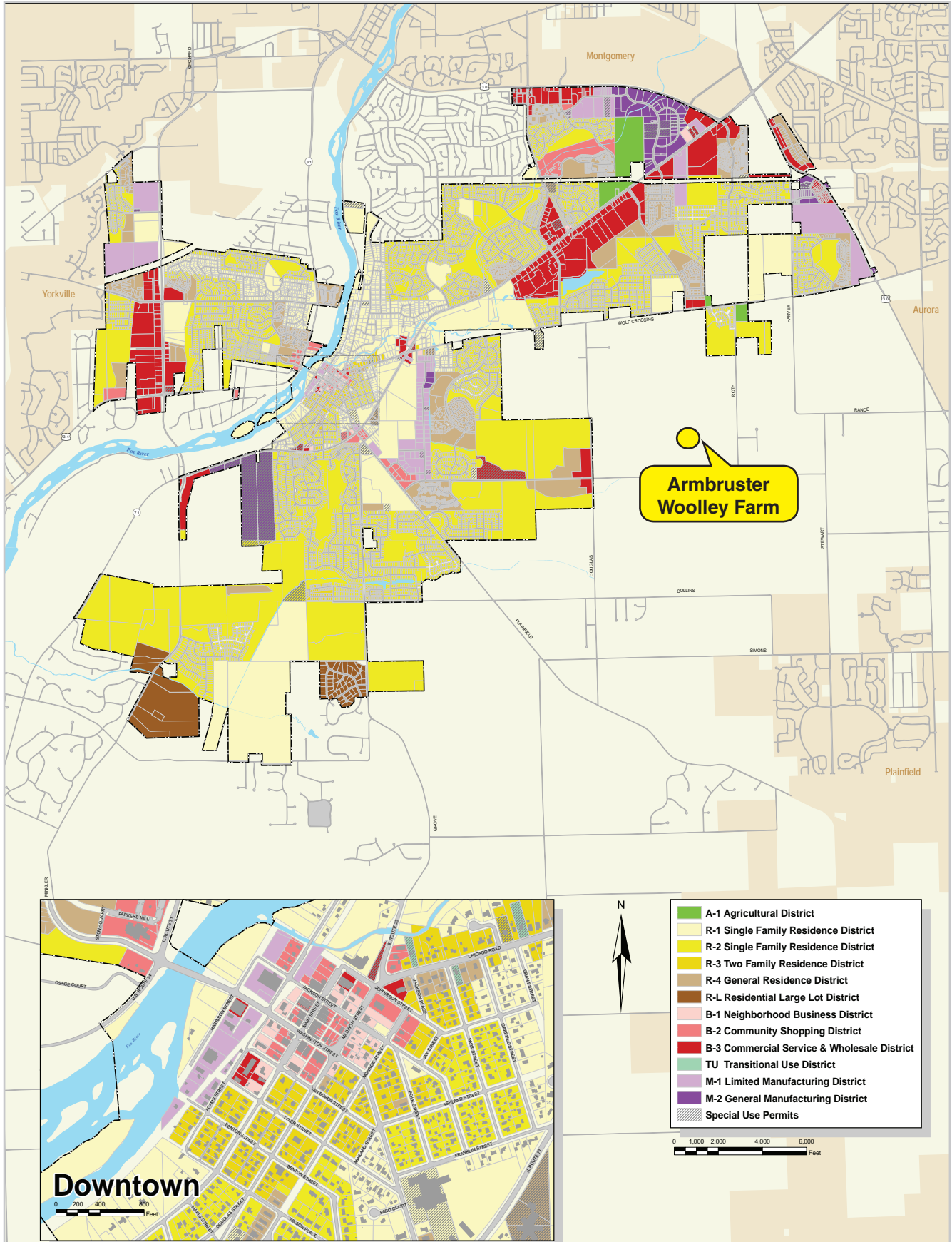
# Oswego Trade Area Map – Adjusted for 10-Minute Drive Time



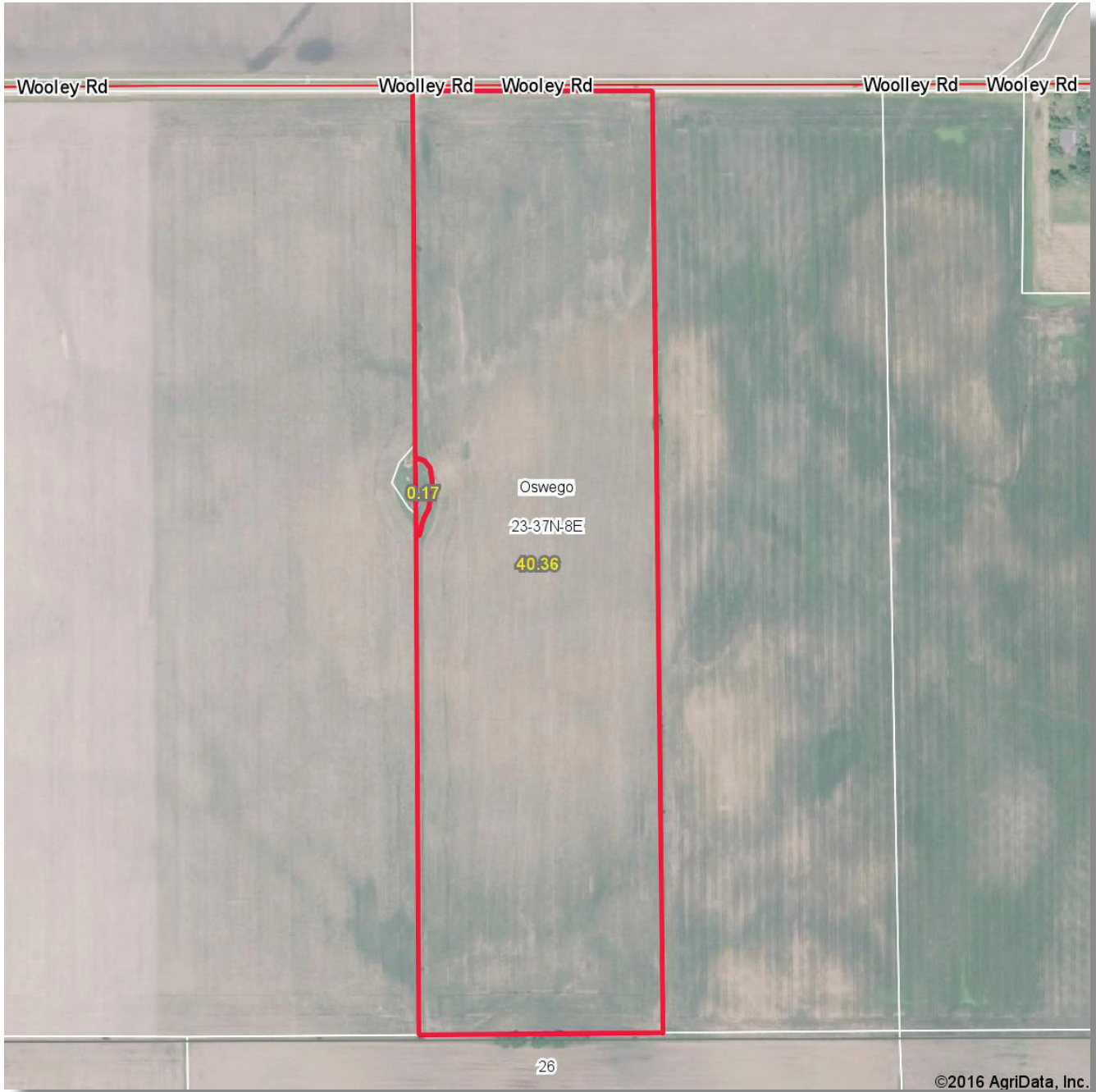




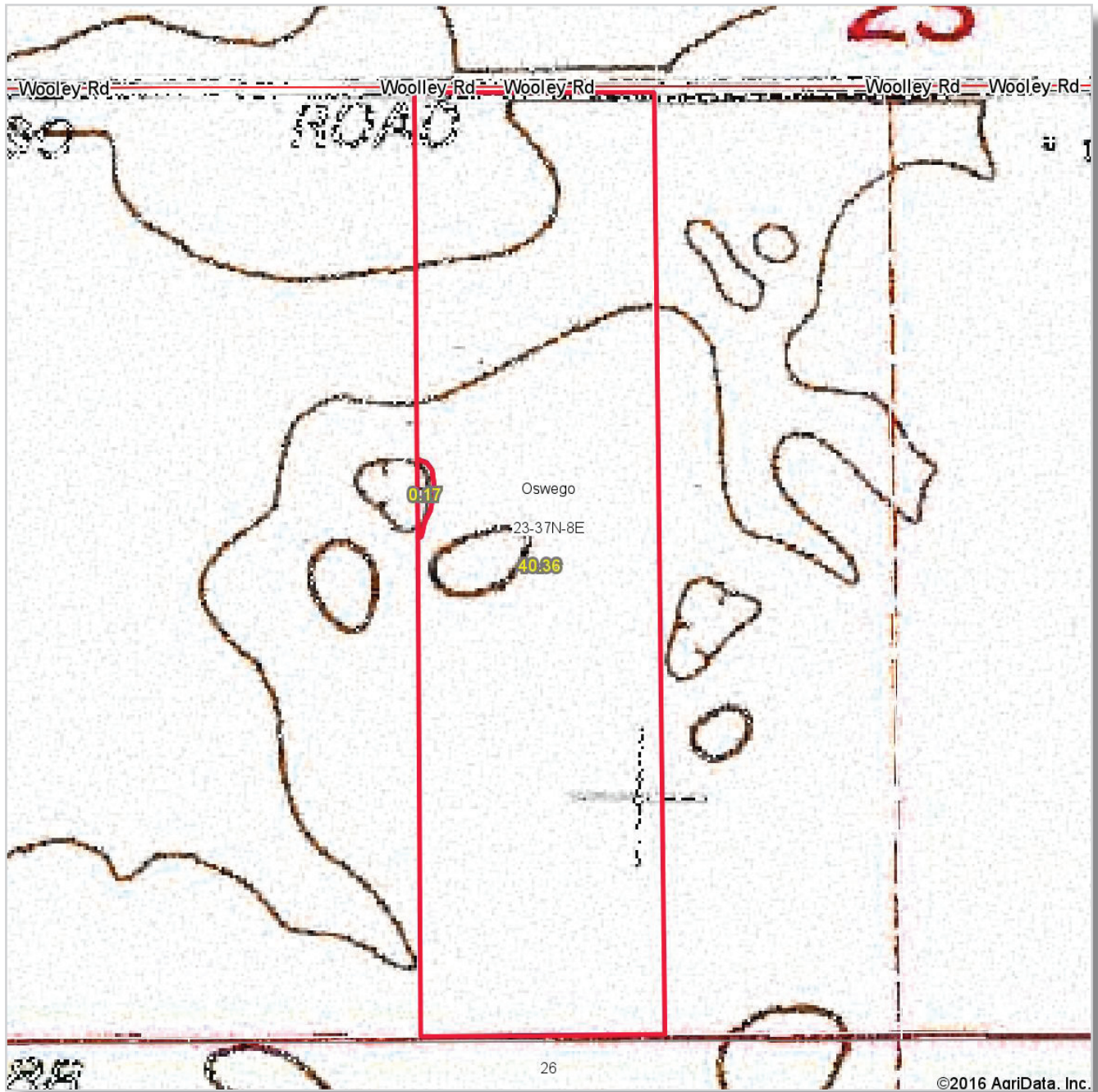








FSA Information		
Farm 3412   Tract 95		
ARC-CO		
Commodity	Base Acres	County Yield
Corn	24.10	136
Soybeans	13.40	48
Wheat	1.80	54



3.7± mi SE of Oswego, IL  
 7.6± mi S of Aurora, IL  
 9.1± mi NW of Plainfield, IL  
 12.4± mi SW of Naperville, IL  
 42.2± mi SW of Chicago, IL  
 GPS 41.672057, -88.292924

8.1± mi S of Aurora Transportation Center (Metra)  
 10.1± mi SW of Westfield Fox Valley Mall  
 10.5± mi S of Chicago Premium Outlets  
 16.8± mi SE of Waubensee Community College  
 (Sugar Grove Campus)  
 35.5± mi SW of Midway Airport  
 40.7± mi SW of O'Hare Airport



### Kendall County, Illinois



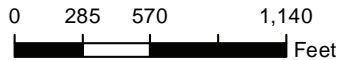
#### Common Land Unit

- Non-Cropland
- Cropland

#### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary



2016 Program Year

Map Created April 04, 2016

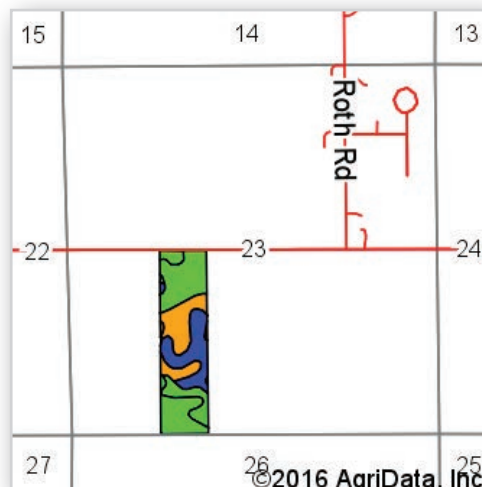
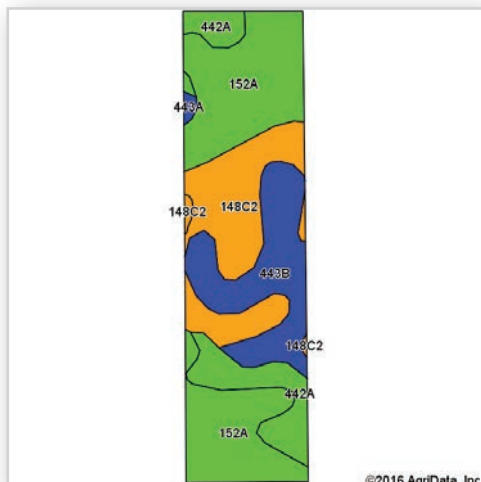
**Farm 3412**

**Tract 95**

Tract Cropland Total: 40.36 acres

IL093\_T95

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.47	40.6%		FAV	195	63	73	100	0	0.00	5.64	144
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	9.66	23.8%		FAV	**172	**54	**65	**92	0	**5.95	0.00	**126
**443B	Barrington silt loam, 2 to 4 percent slopes	8.68	21.4%		FAV	**174	**56	**68	**93	0	**5.84	0.00	**129
442A	Mundelein silt loam, 0 to 2 percent slopes	5.49	13.5%		FAV	188	60	74	99	0	0.00	5.39	138
443A	Barrington silt loam, 0 to 2 percent slopes	0.23	0.6%		FAV	176	57	69	94	0	5.90	0.00	130
<b>Weighted Average</b>						<b>184</b>	<b>58.9</b>	<b>70.1</b>	<b>96.4</b>	<b>*.</b>	<b>2.70</b>	<b>3.02</b>	<b>135.6</b>

Area Symbol: IL093, Soil Area Version: 11

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 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

<sup>a</sup> UNF = unfavorable; FAV = favorable

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



looking north, 6.8.16

