

Prairie Street Farm

FUTURE DEVELOPMENT POTENTIAL



looking south 9.16.20



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Buy Land. They're Not Making It Anymore.

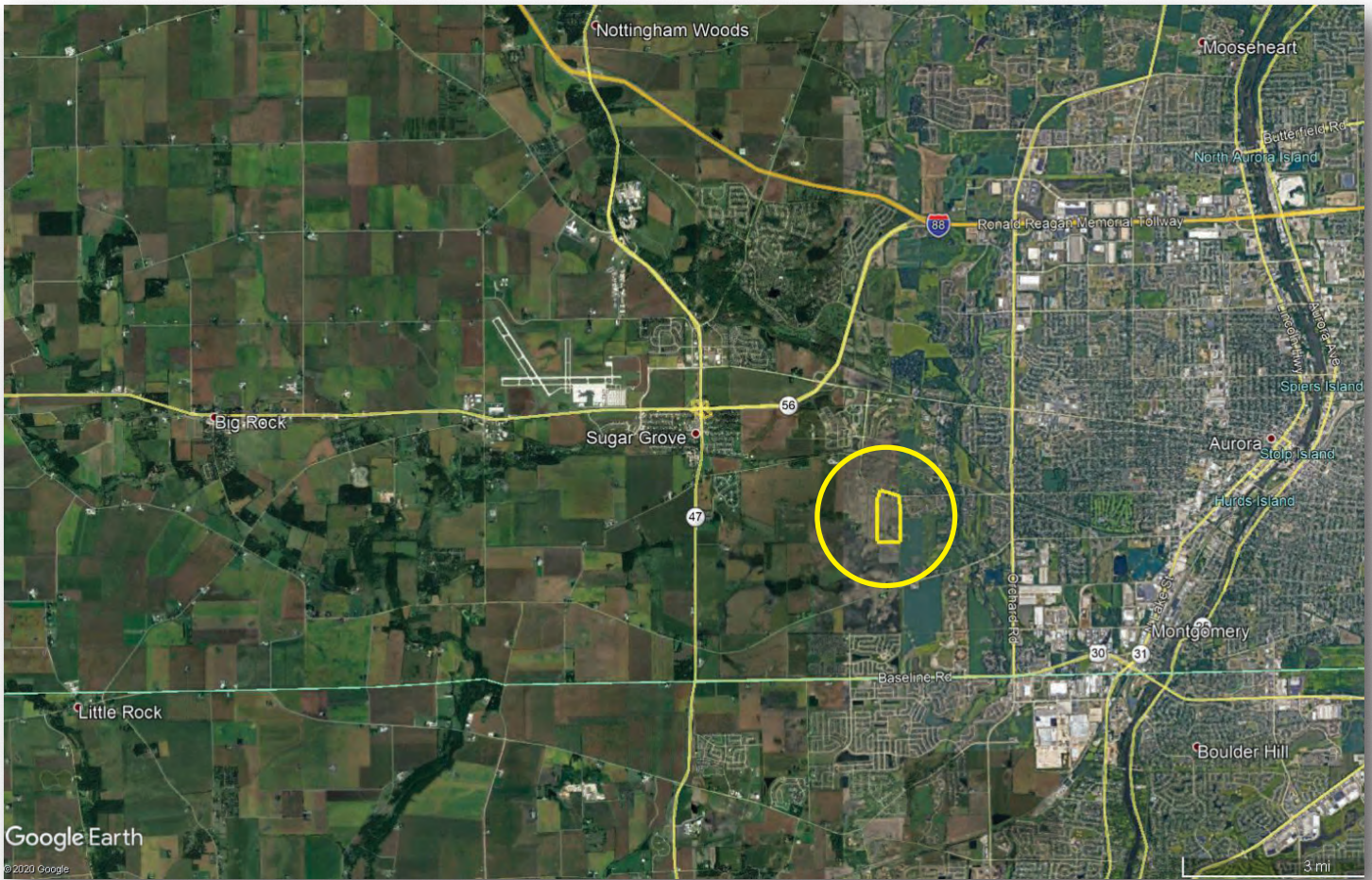
~ Mark Twain

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Prairie Street Farm

86.94± tax acres | 74.00± tillable acres | Sections 23, 26 | Sugar Grove Township | T.38N.-R.7E. | Kane County IL



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FUTURE DEVELOPMENT POTENTIAL

This 86 acre farm lies in the path of progress. Situated near infrastructure facilities allowing for the future development of single-family homes. The gentle south facing slope could easily accommodate the development of a community solar farm and other green initiatives. Seller is willing to subdivide, if necessary.

ACREAGE

86.94± acres
(74.00± tillable acres)

SOILS

Productivity Index - 133.4
predominantly Danabrook, Elpaso, La Rose, Flanagan

DESCRIPTION

Part of the SE¼ of Section 23, and the W½ of the NE¼ of Section 26, Sugar Grove Township, T.38N.-R.7E., Kane County, Illinois

PRICE

\$1,304,100 (\$15,000/ac)

TAXES (2020)

\$3,324.22 (\$38.68/ac)
buildings

PIN

14.23.400.019, 14.23.400.021-023,
14.26.200.010, 14.26.200.012-014

KANE COUNTY 2040 LAND USE MAP (draft)

See Page 7

SURVEY

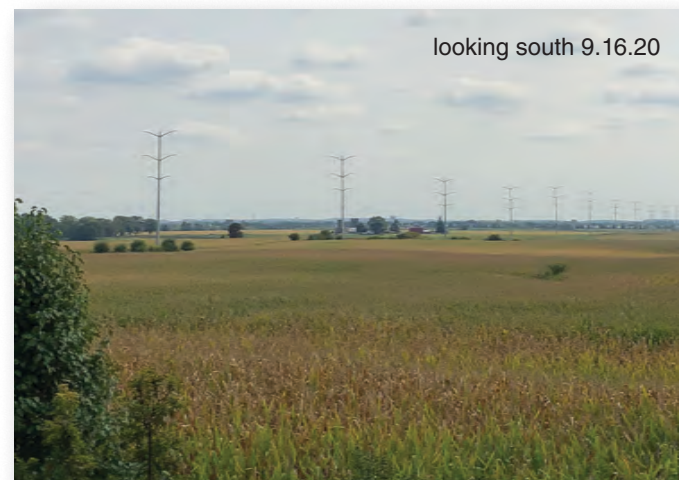
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SUBDIVISION CONCEPT PLAN

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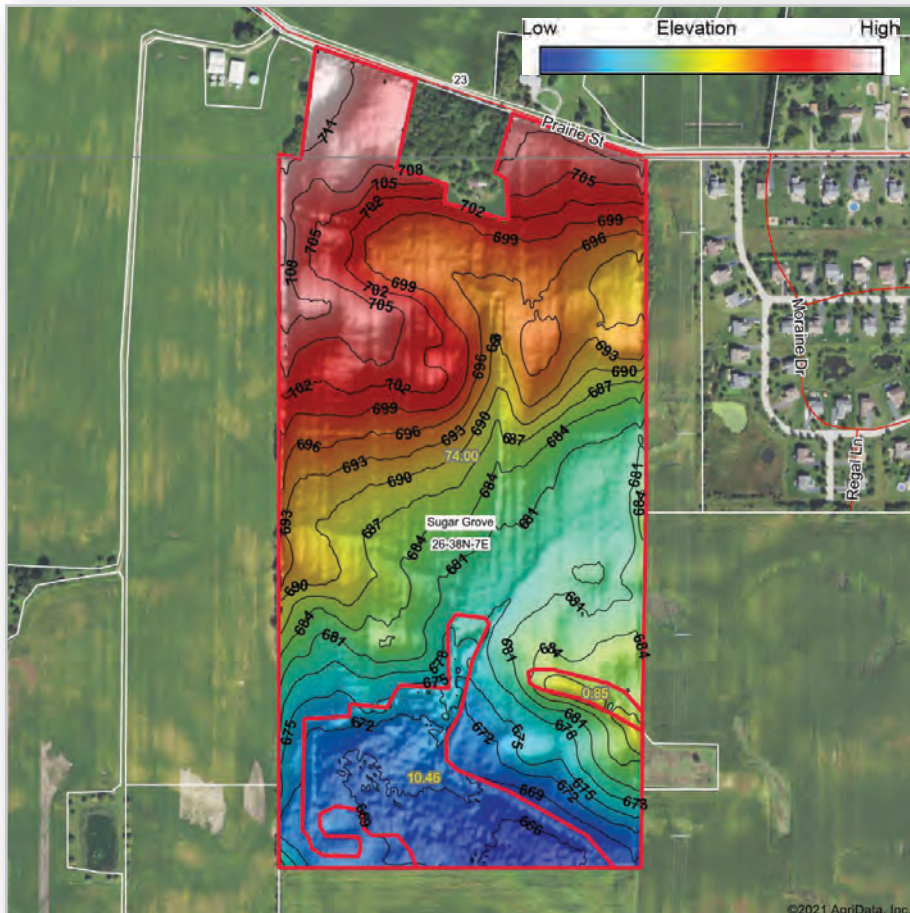
FRONTAGE

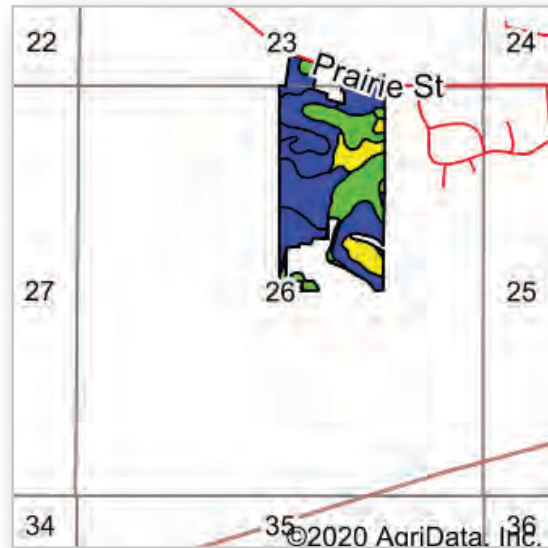
Prairie Street



adjacent to Aurora IL corp limits
.5± mi E of Sugar Grove IL corp limits
1.0± mi N of Montgomery IL corp limits
46.5± mi W of Chicago IL
60.7± mi SE of Rockford IL
106.0± mi NE of Bloomington IL
119.0± mi NE of Moline IL
173.0± mi NE of Springfield IL
GPS 41.751272, -88.402905
(points are to the center of the city)

FSA Information		
Farm 4709 Tract 2425		
ARC-IC		
Commodity	Base Acres	County Yield
Corn	54.6	159
Soybeans	18.2	63





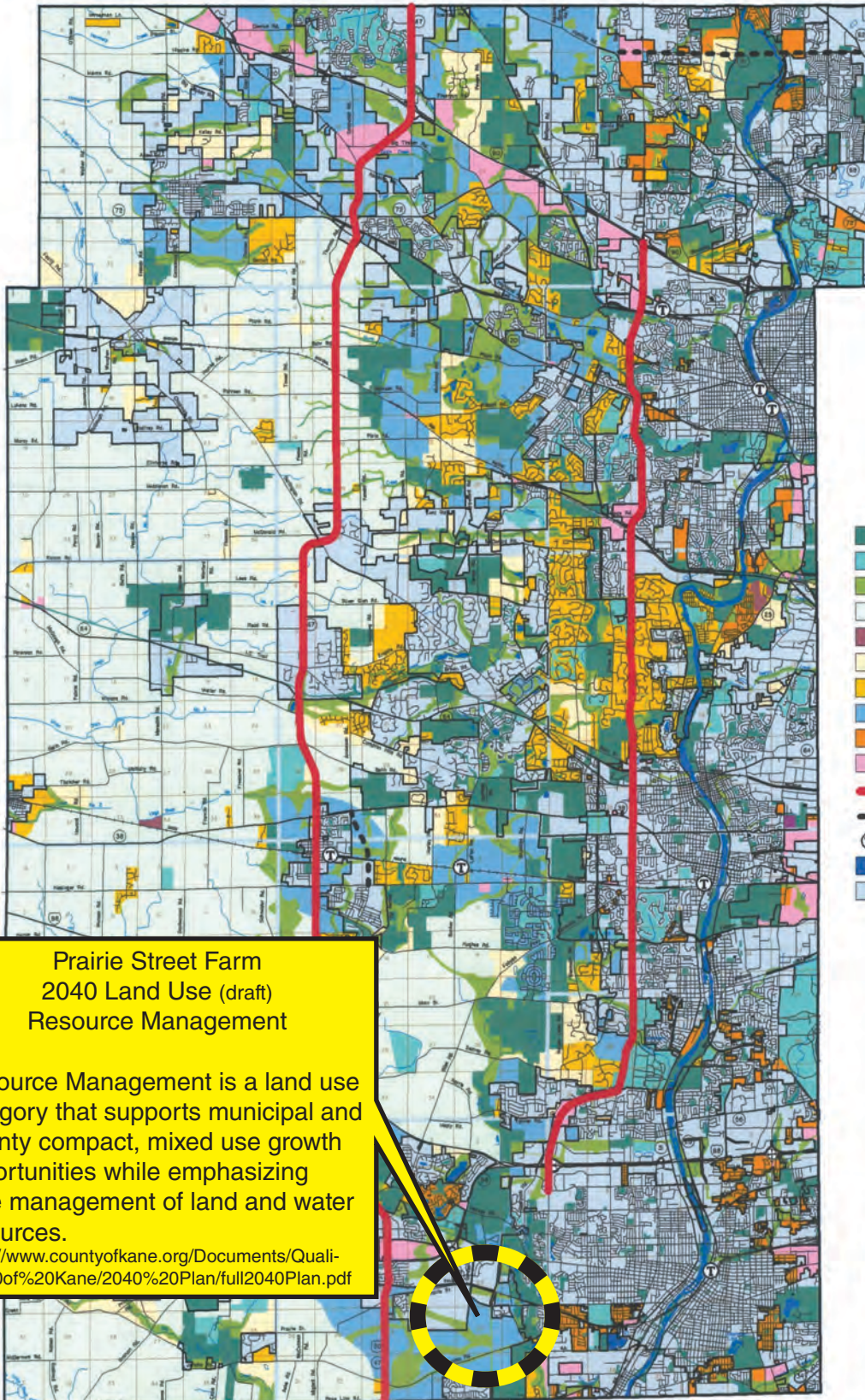
Area Symbol: IL089. Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	29.91	40.4%		FAV	**185	**58	**72	**6.34	0.00	**137
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	16.90	22.8%		FAV	**174	**55	**68	**5.95	0.00	**128
356A	Elpaso silty clay loam, 0 to 2 percent slopes	9.06	12.2%		FAV	195	63	66	0.00	5.77	144
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	8.74	11.8%		FAV	**148	**48	**59	**4.67	0.00	**110
154A	Flanagan silt loam, 0 to 2 percent slopes	7.45	10.1%		FAV	194	63	77	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	1.71	2.3%		FAV	195	63	73	0.00	5.64	144
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.23	0.3%		FAV	164	55	61	0.00	5.02	123
Weighted Average						180.4	57.4	69.3	4.47	1.45	133.4

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: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
 a UNF = unfavorable; FAV = favorable
 d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
 e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



2040 LAND USE



- Existing Public Open Space
- Institutional/Private Open Space
- Proposed Open Space
- Agriculture
- Agricultural Business
- Countryside/Estate Residential
- Rural Residential
- Resource Management
- Urban Neighborhoods/Mixed Use Infill
- Commerce/Employment
- Transportation Corridors
- Transportation Improvement
- Transit
- Water
- Municipality

5/8/12



Prairie Street Farm
2040 Land Use (draft)
Resource Management

Resource Management is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources.

<https://www.countyofkane.org/Documents/Quality%20of%20Kane/2040%20Plan/full2040Plan.pdf>





United States Department of Agriculture

Kane County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2020 Program Year

Map Created March 12, 2020

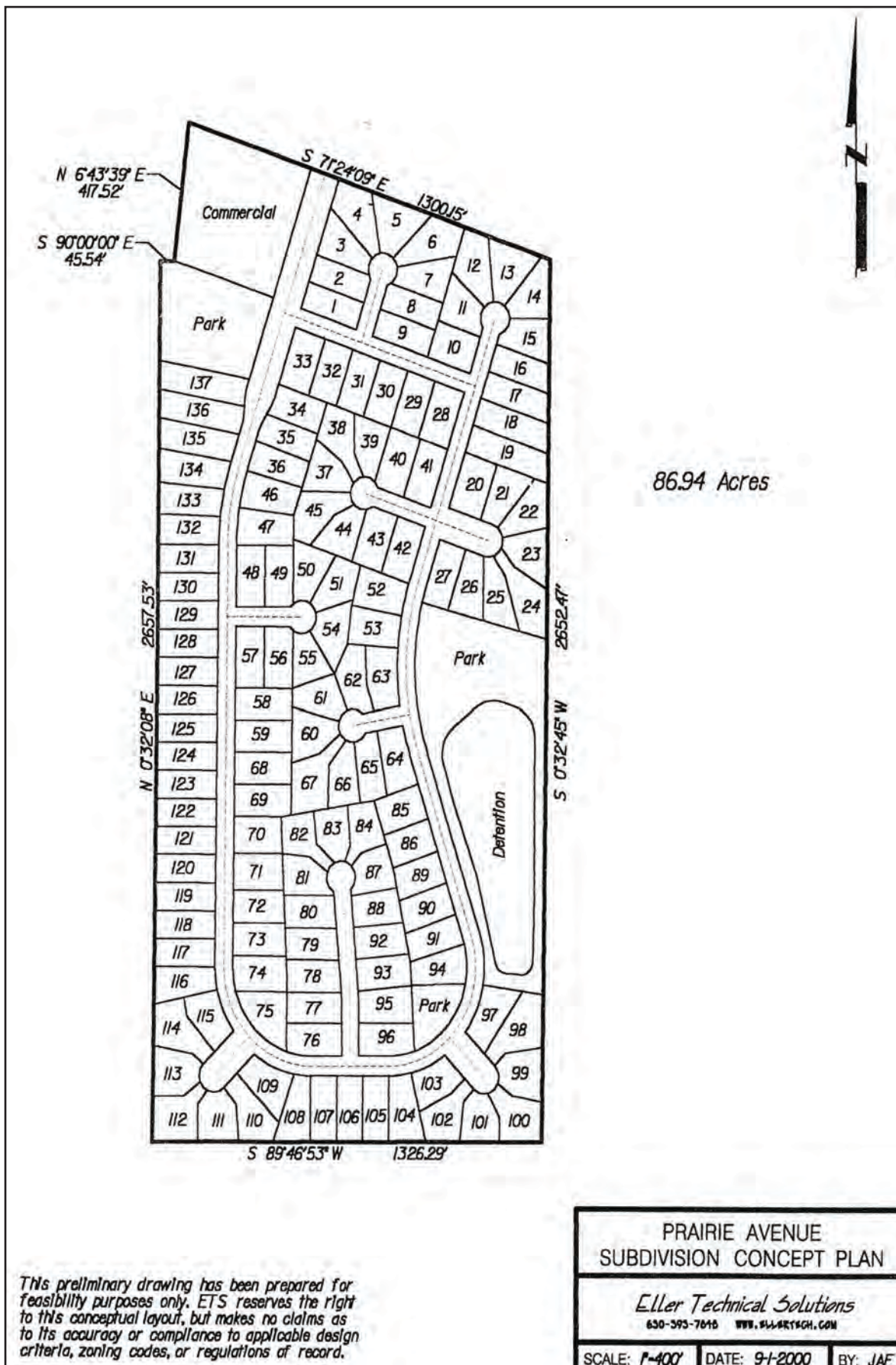
Farm 4709
Tract 2425

IL089_T2425

Tract Cropland Total: 74.00 acres

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).





86.94 Acres

PRAIRIE AVENUE
SUBDIVISION CONCEPT PLAN

Eller Technical Solutions
630-393-7818 WWW.ELLERTECH.COM

SCALE: 1"=400' DATE: 9-1-2000 BY: JAE

This preliminary drawing has been prepared for feasibility purposes only. ETS reserves the right to this conceptual layout, but makes no claims as to its accuracy or compliance to applicable design criteria, zoning codes, or regulations of record.

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Professional Land Specialists