

REAL ESTATE

Kendall County, IL.

**98.91±
Acres**

**Transitional
Land!
Annexed into the
City of Joliet, IL.**



\$18,950 PER ACRE



ROOSTER AG' REALTY INC.

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

DALTON JAHNTZ

Broker

Email: Dalton@roosterag.com

Phone: 630.525.1431



About the Property

Rare opportunity in the high demand Joliet area!

The Peterson Road Farm is 98.91± acres located in Section 33 of Na-Au-Say Township and Section 3 of Seward Township, Kendall County IL.

This property is conveniently located off Peterson Road near Minooka, IL and Joliet, IL. It is annexed into the City of Joliet, IL.



GROSS ACRES:	98.91±
TILLABLE ACRES:	85.00±
SOIL PI:	129.1
ESTIMATED RE TAXES	\$5,451.54
PRICE PER SURVEYED ACRE:	\$18,950

Transitional Land ... It is annexed into the City of Joliet, IL with Zoning Code of R-1B Single-Family Residential District.

Consists of 98.91± acres with 85.00± tillable acres having a Soil PI of 129.1.

Property has 3 Grain Bins (capacity totaling approx. 45,700 bushels) that are rented out.

Land is Pattern Tiled.

A quality income generating property!

This property would make a great addition to an investment portfolio.

View aerial drone footage at <https://youtu.be/9EidfwgHa8c>

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3 Grain Bins on Peterson Road Farm



- 36' diameter, 8-ring Brock DRYING bin (dryer, fan, air-flow floor) with unloading auger, stirator, doors, sweep, stairs, and roof ladders. Capacity: 17,300 bushel.
- 36' diameter, 8-ring Brock STORAGE bin with unloading auger, fan & air-flow floor, doors, and roof ladders. Capacity: 17,300 bushel.
- 30' diameter, 8-ring DRYING bin (dryer, fan, air-flow floor) with unloading auger, stirator, doors, sweep, stairs, and ladders. Capacity: 11,100 bushel.

** The 3 bins are currently rented out.*

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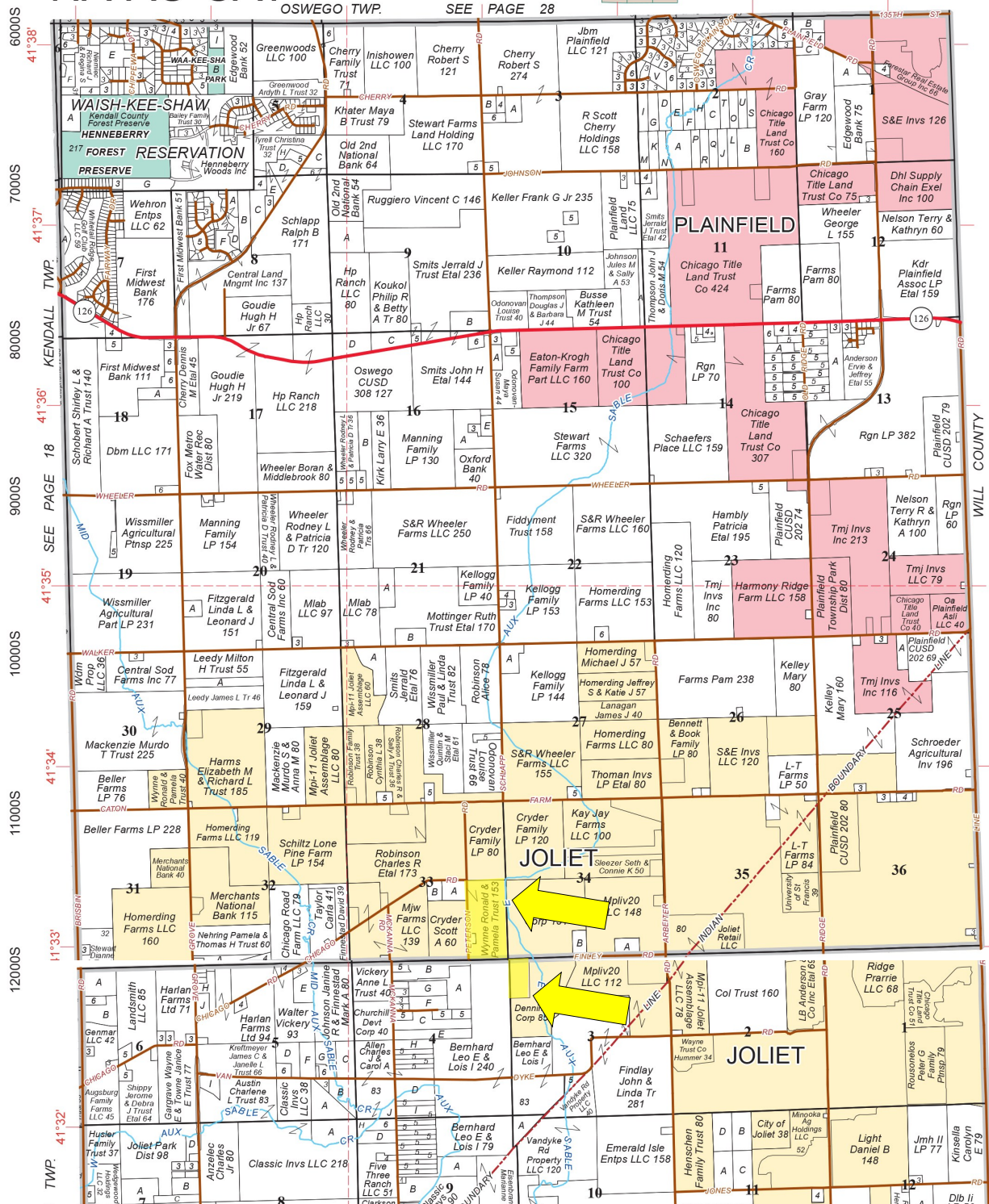
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NA-AU-SAY

Refer to page 44 for keyed parcels

T.36N.-R.8E.



SEWARD

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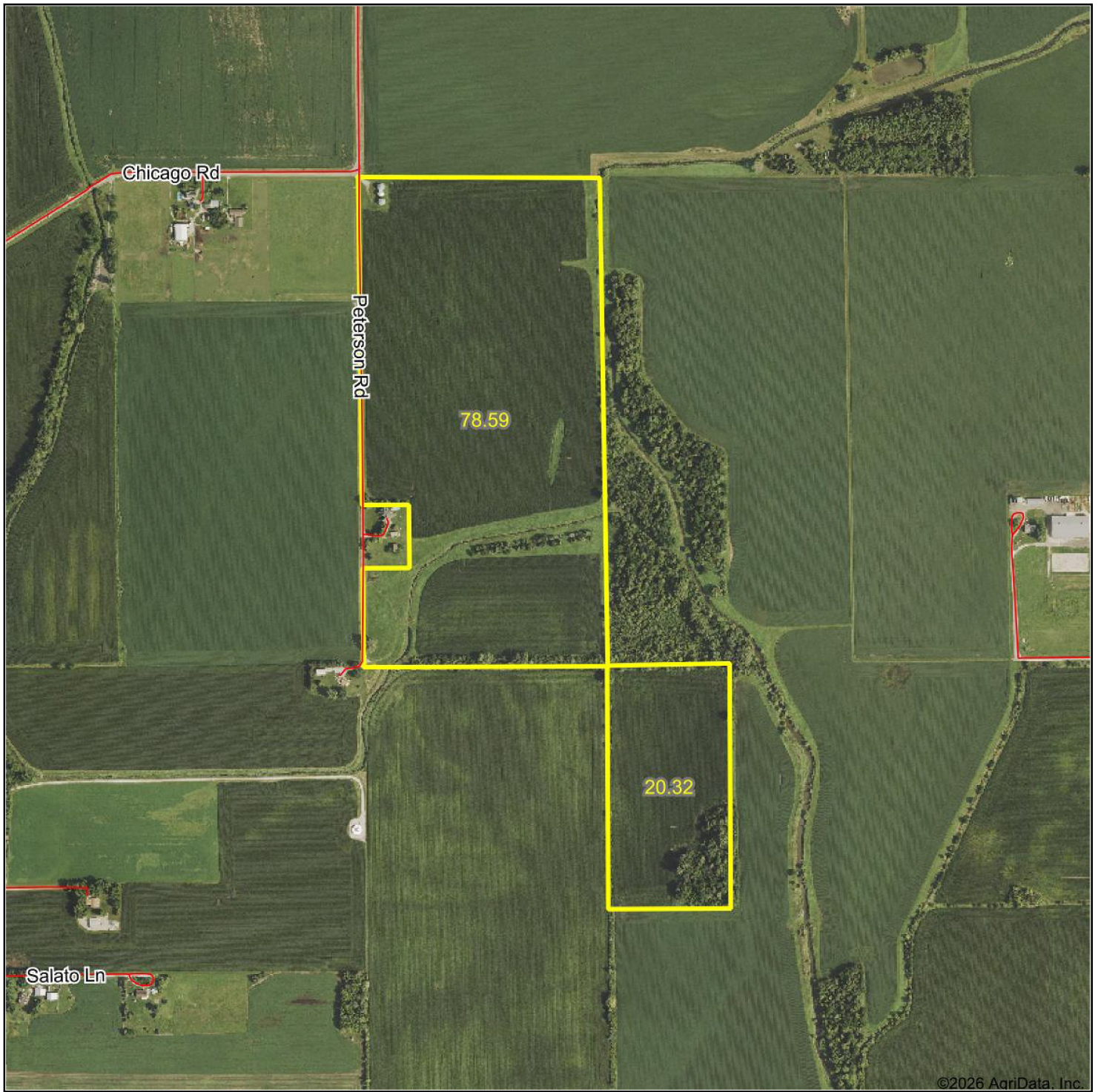


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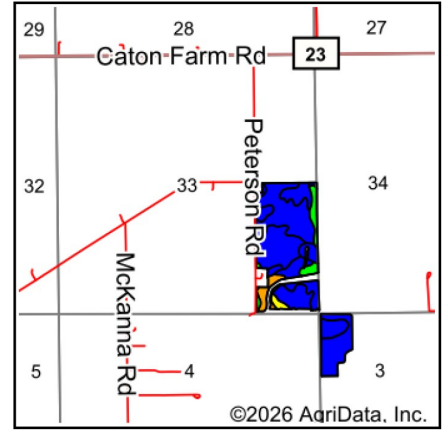
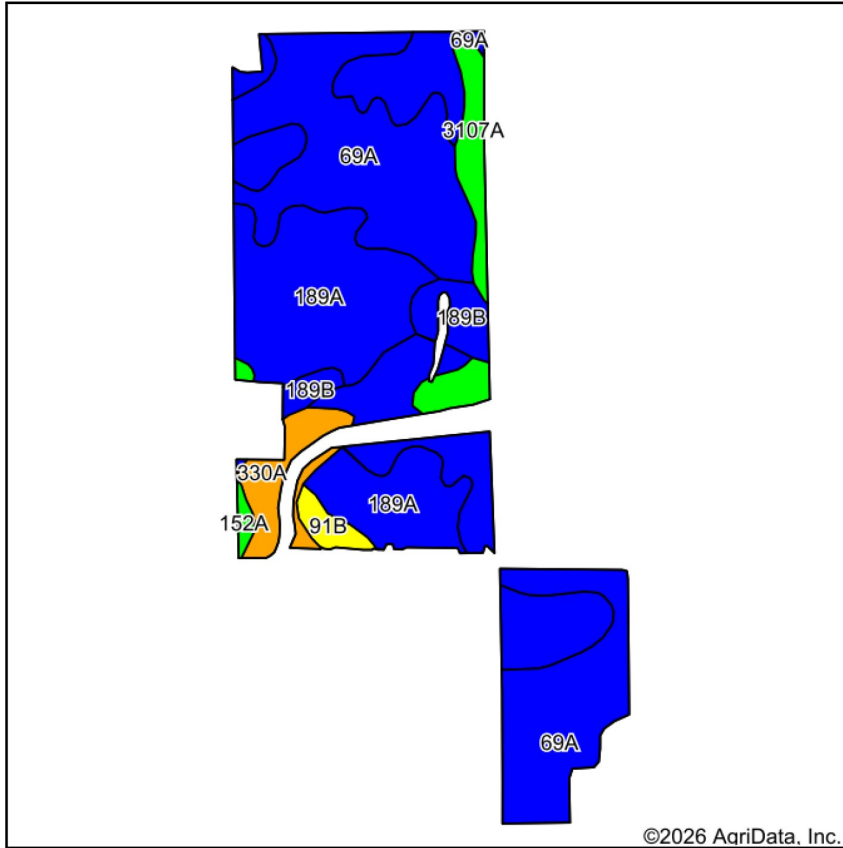


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Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **33-36N-8E**
 Township: **Na-Au-Say**
 Acres: **85**
 Date: **8/11/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Crop productivity index for optimum management
**69A	Milford silty clay loam, 0 to 2 percent slopes	38.47	45.2%		**128
189A	Martinton silt loam, 0 to 2 percent slopes	32.92	38.7%		130
**3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	4.48	5.3%		**139
**330A	Peotone silty clay loam, 0 to 2 percent slopes	3.74	4.4%		**123
**189B	Martinton silt loam, 2 to 4 percent slopes	3.42	4.0%		**129
**91B	Swygert silty clay loam, 2 to 4 percent slopes	1.32	1.6%		**117
**152A	Drummer silty clay loam, 0 to 2 percent slopes	0.65	0.8%		**144
Weighted Average					129.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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

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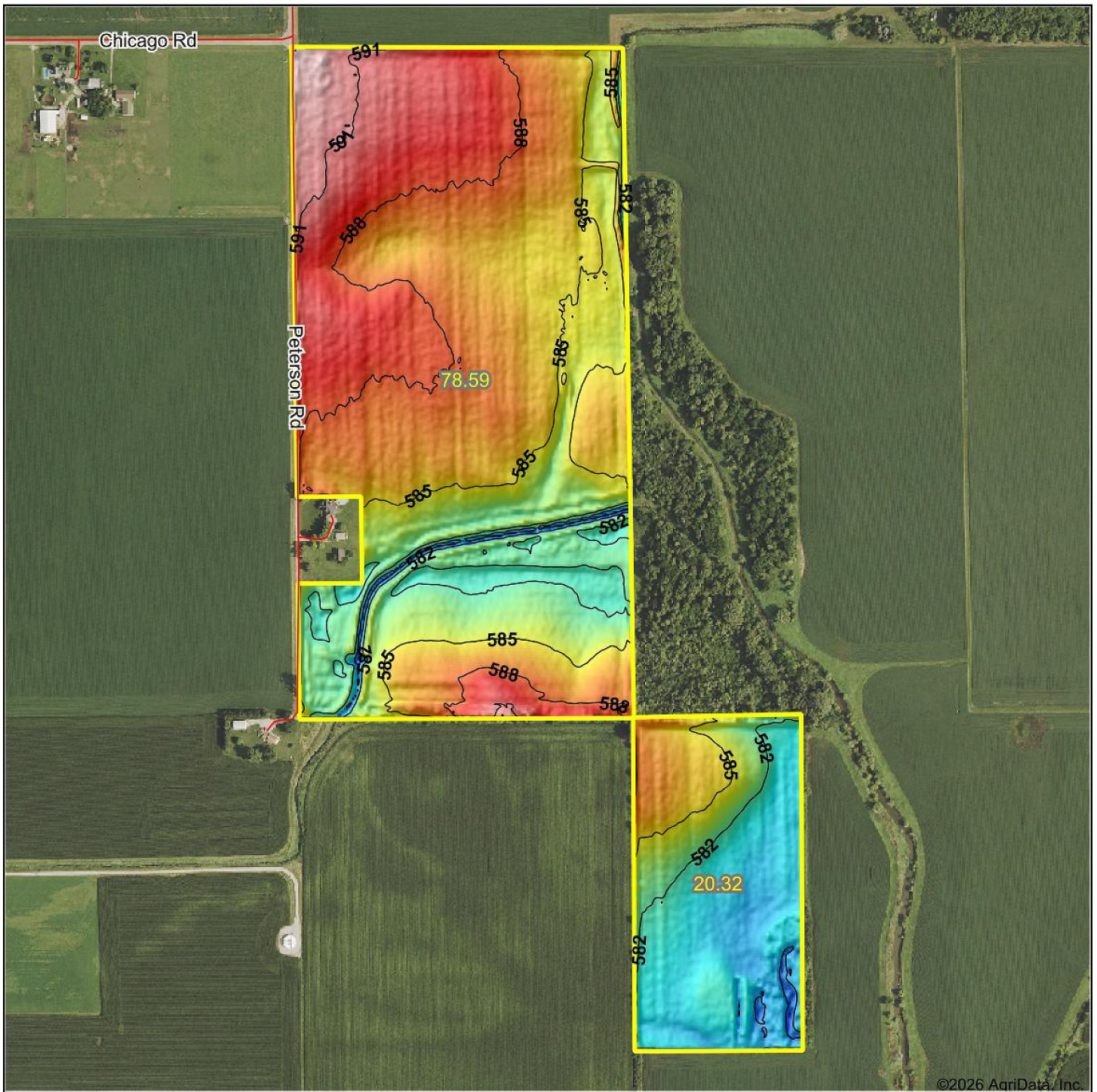


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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 576.6

Max: 593.3

Range: 16.7

Average: 585.0

Standard Deviation: 3.18 ft



9/23/2026

33-36N-8E
Kendall County
Illinois

Boundary Center: 41° 33' 2.62, -88° 18' 53.15

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