

ROOSTER AG'

REAL ESTATE

Kendall County, IL.

**98.03±
Acres**



\$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 a high demand area!

The Peterson Road Farm is 98.03± 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:	98.03±
TILLABLE ACRES:	85.00±
SOIL PI:	129.1
ESTIMATED RE TAXES	\$5,451.54
PRICE PER SURVEYED ACRE:	\$18,950



A quality income generating property you won't want to miss out on!

Consists of 98.03± 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.

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

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

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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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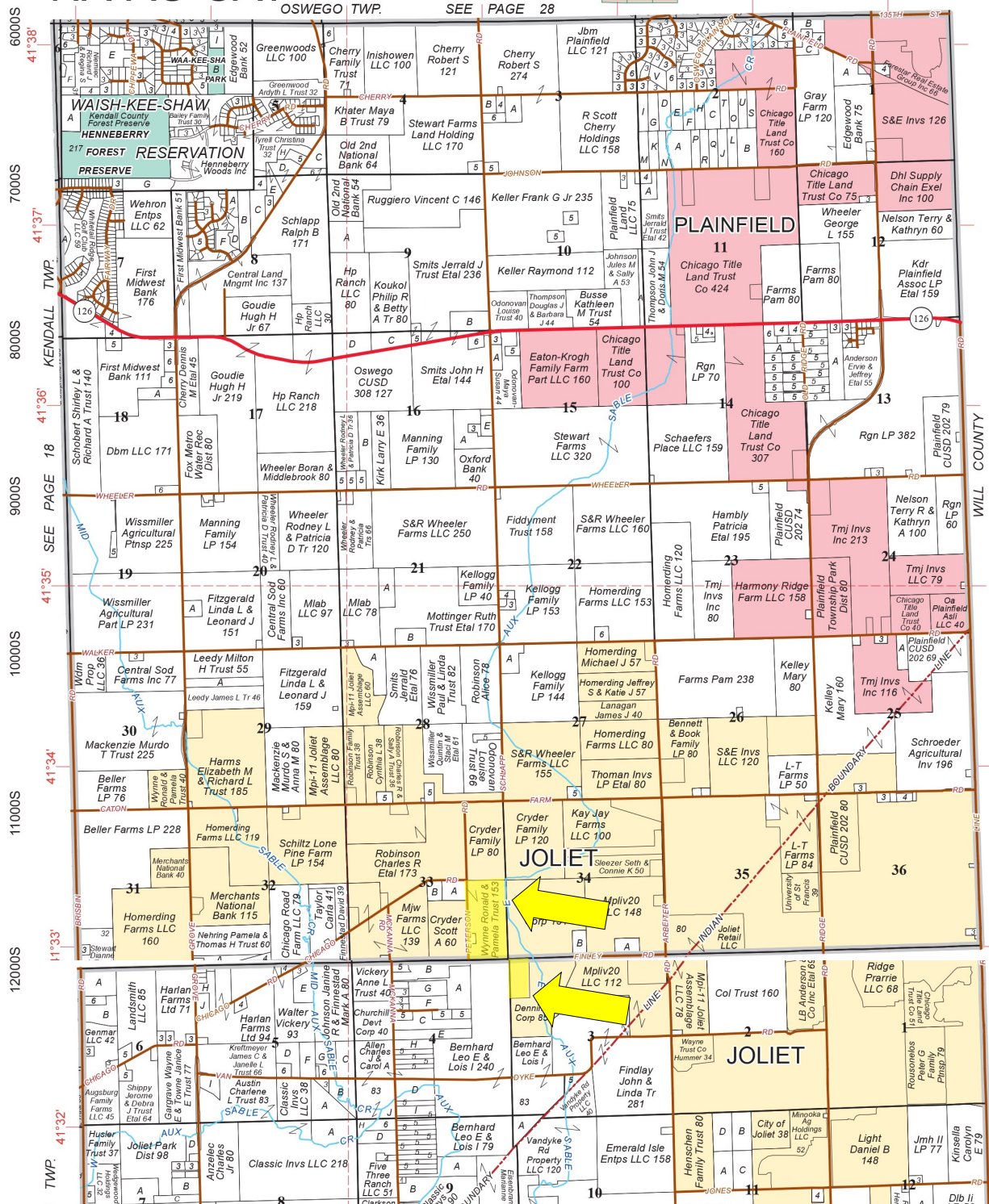
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NA-AU-SAY

Refer to page 44 for keyed parcels

T.36N.-R.8E.



SEWARD

Refer to page 43 for keyed parcels

T.35N.-R.8E.

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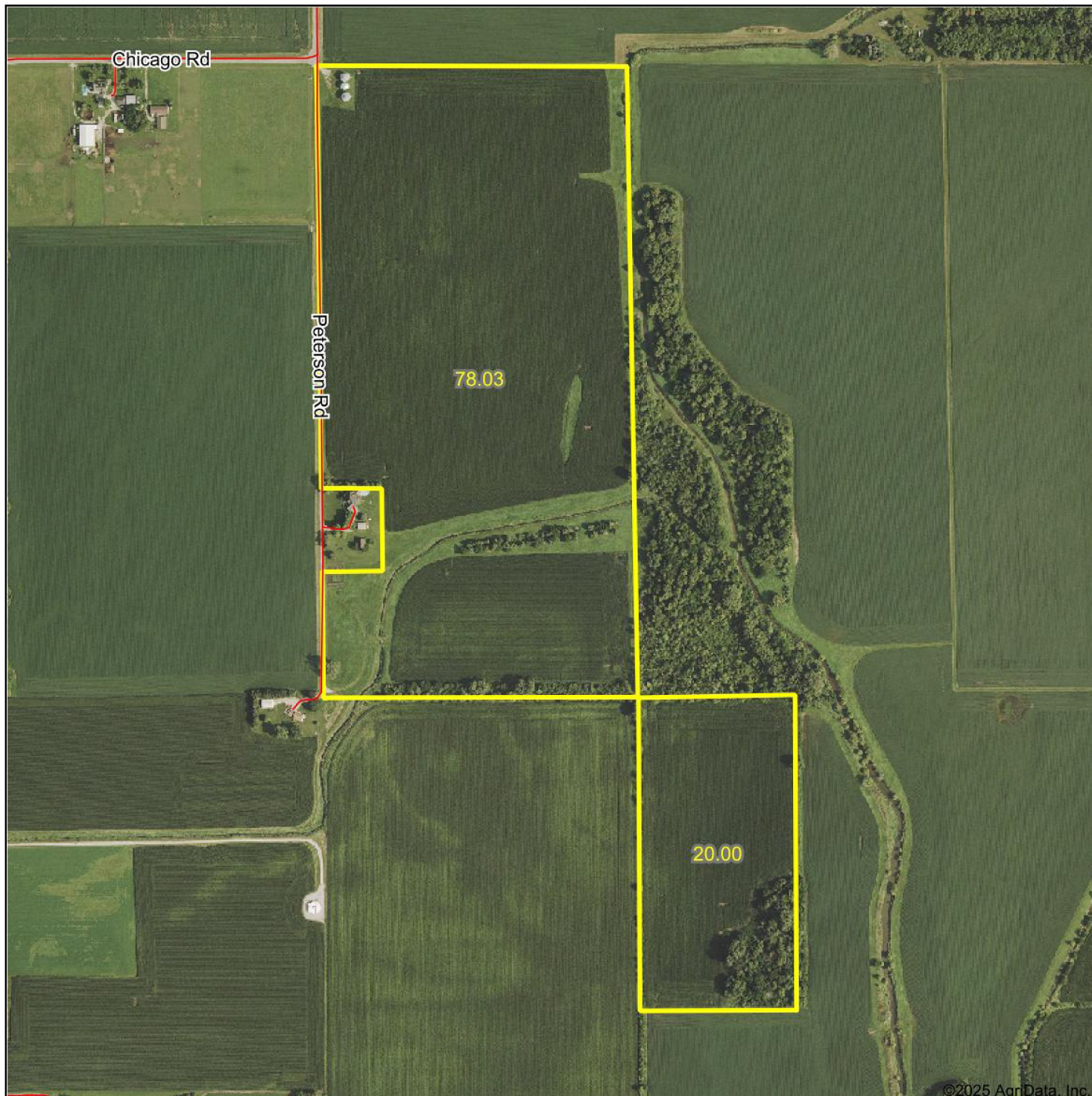


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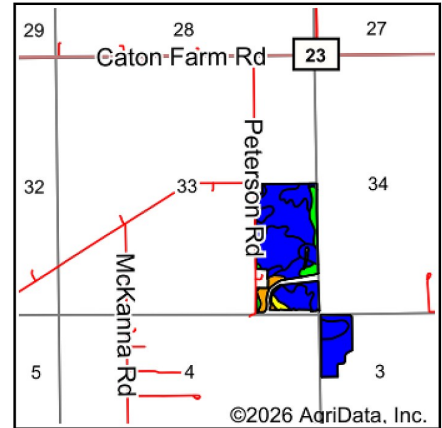
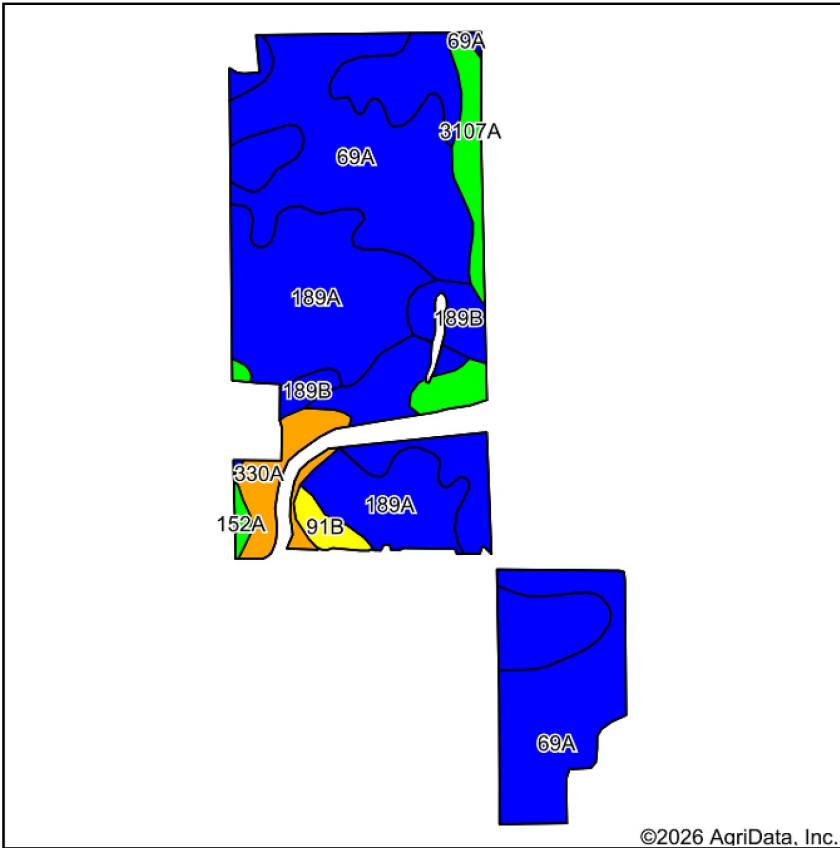
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Soils Map



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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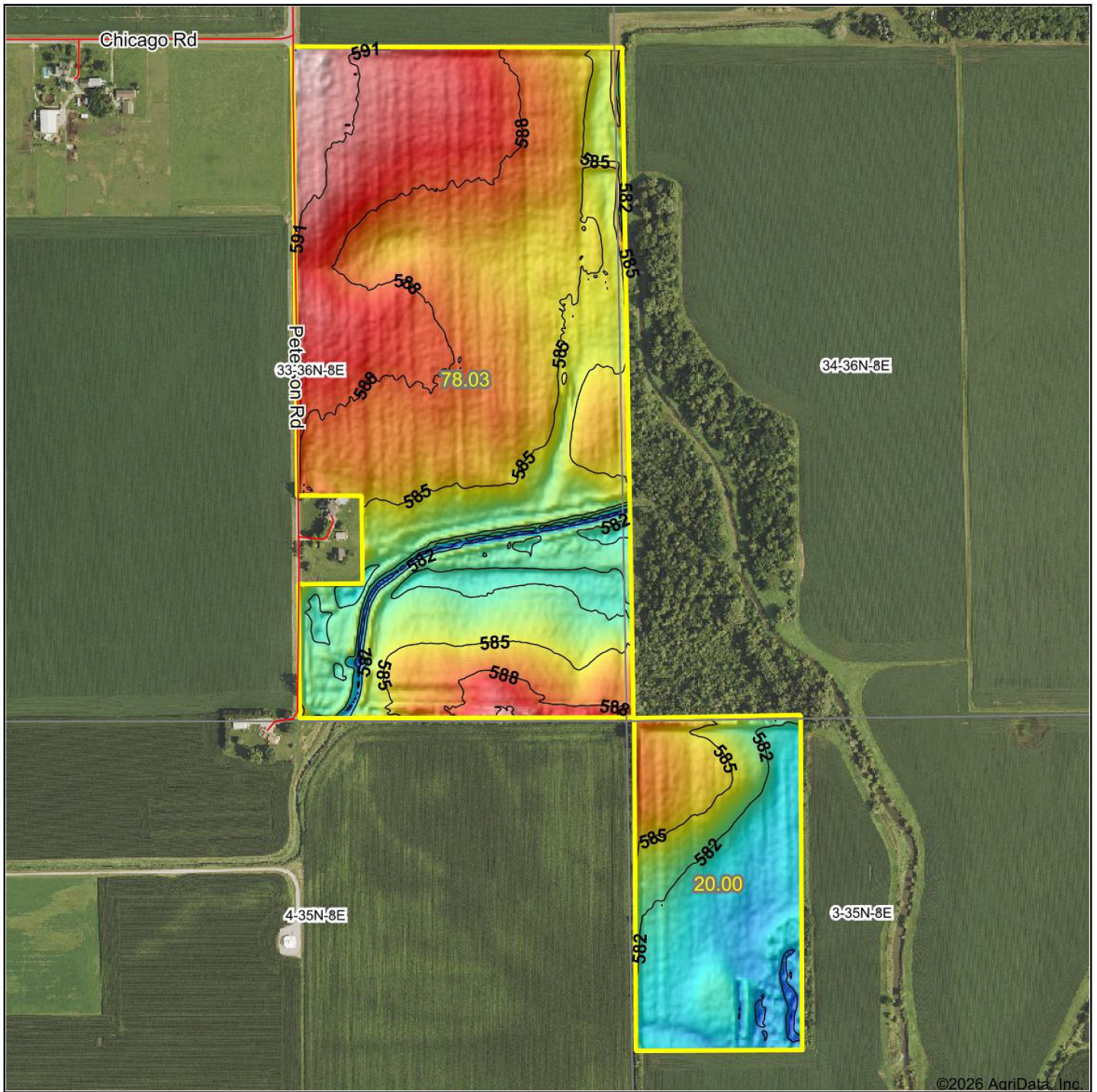


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Rooster Ag'
GOLD STANDARD
APPRAISALS

Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 576.6

Max: 593.2

Range: 16.6

Average: 585.1

Standard Deviation: 3.18 ft



7/17/2026

33-36N-8E
Kendall County
Illinois

Boundary Center: 41° 33' 2.63, -88° 18' 53.17

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