

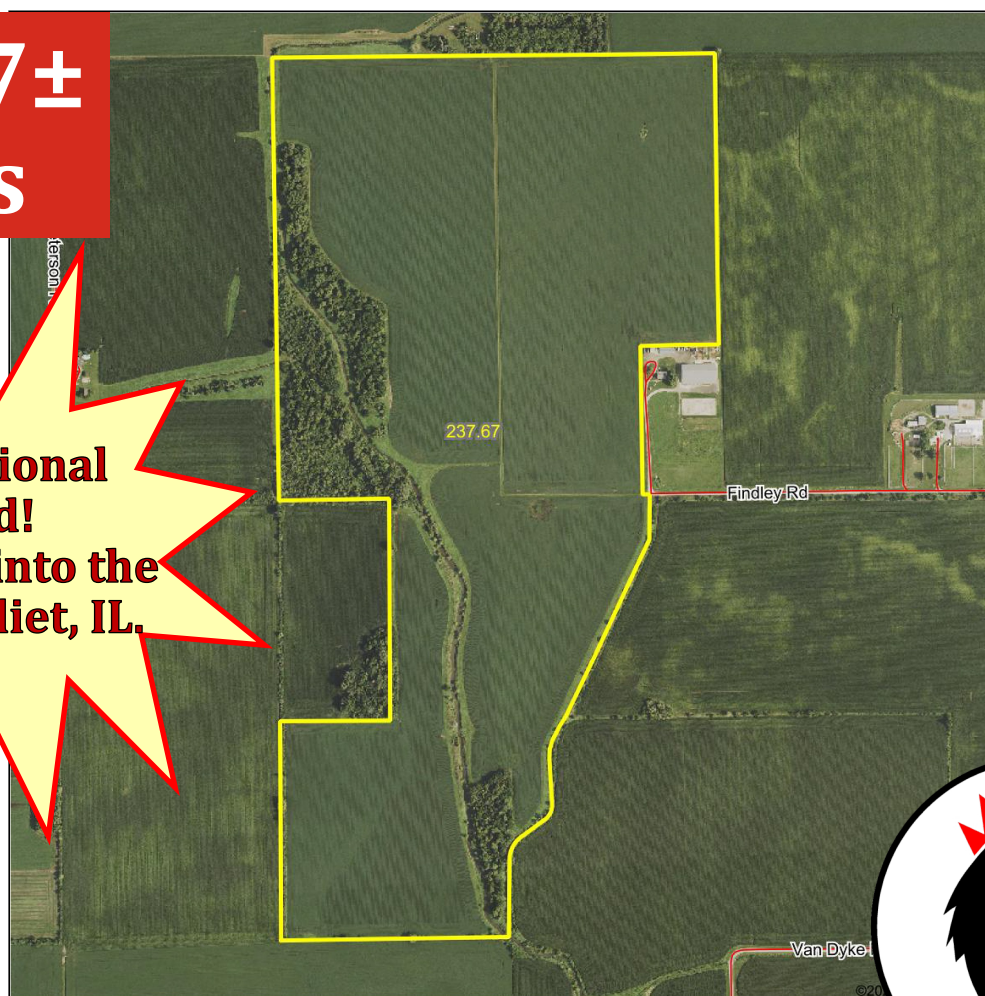
ROOSTER AG'

REAL ESTATE

Kendall County, IL.

**237.67±
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



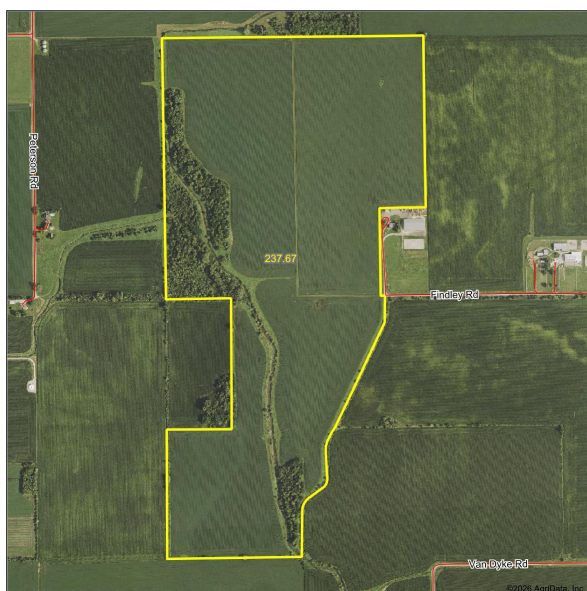
About the Property

Exceptional find, annexed into the city of Joliet!

The Findley Road Farm is 237.67± acres located in Section 34 of Na-Au-Say Township and Section 3 of Seward Township, Kendall County IL.

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

GROSS ACRES:	237.67±
TILLABLE ACRES:	216.28±
SOIL PI:	129.7
ESTIMATED RE TAXES	\$9,626.20
PRICE PER SURVEYED ACRE:	\$18,950



A high-potential opportunity that is well worth considering ... *Transitional Land* - It is annexed into the City of Joliet, IL with Zoning Code of R-1B Single-Family Residential District.

Consists of 237.67± acres with 216.28± tillable acres having a Soil PI of 129.7.

Property includes wooded area and creek.

A quality income generating property...would make an excellent addition to an investment portfolio.

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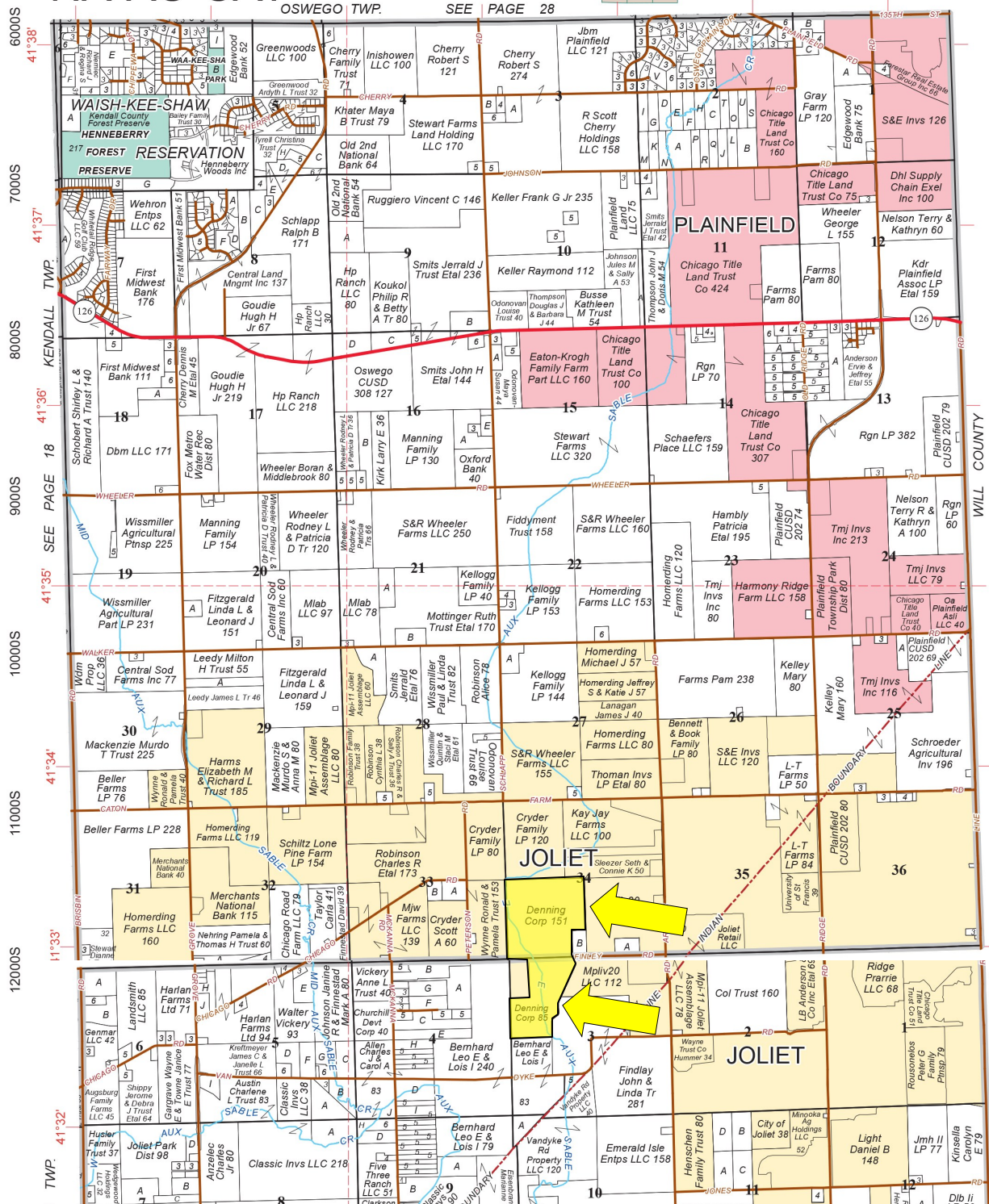
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NA-AU-SAY

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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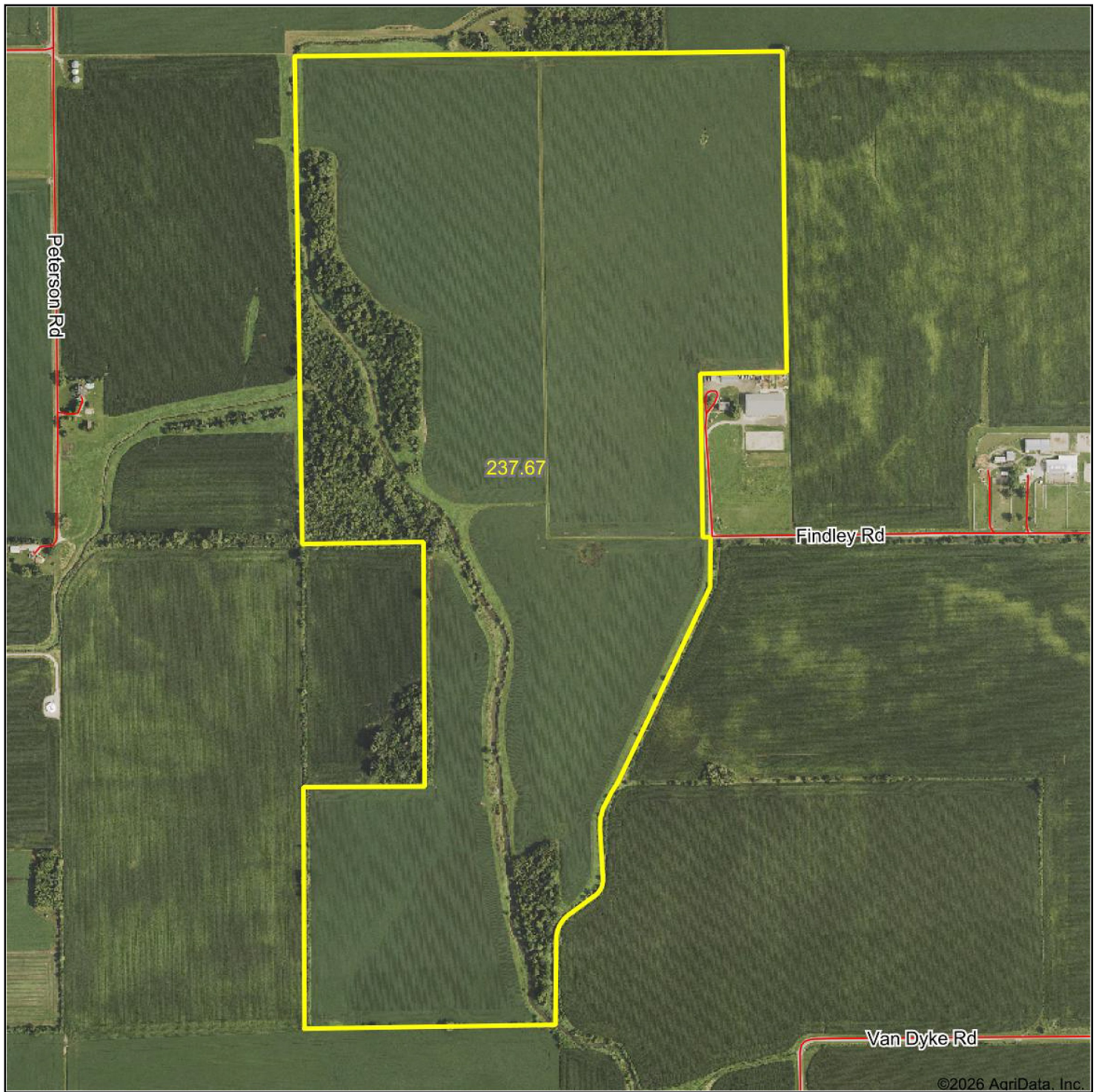


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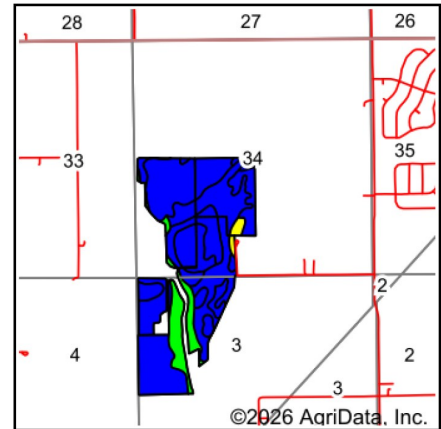
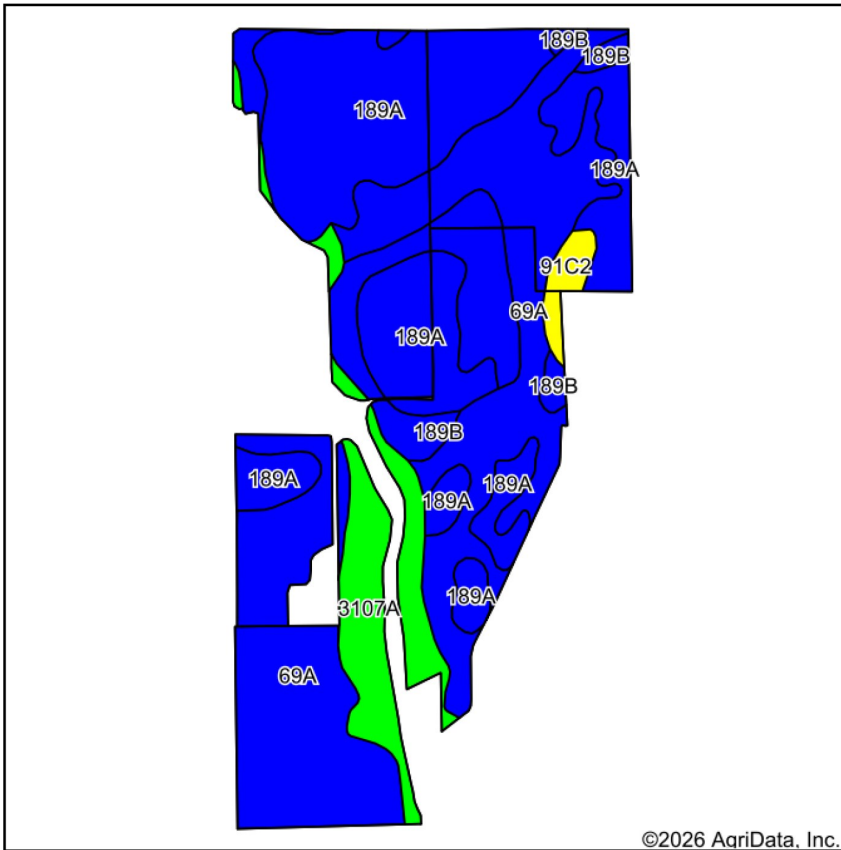
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Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **34-36N-8E**
 Township: **Seward**
 Acres: **216.28**
 Date: **9/23/2026**



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	89.70	41.4%		**128
189A	Martinton silt loam, 0 to 2 percent slopes	79.24	36.6%		130
**3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	22.45	10.4%		**139
**189B	Martinton silt loam, 2 to 4 percent slopes	21.53	10.0%		**129
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	3.36	1.6%		**109
Weighted Average					129.7

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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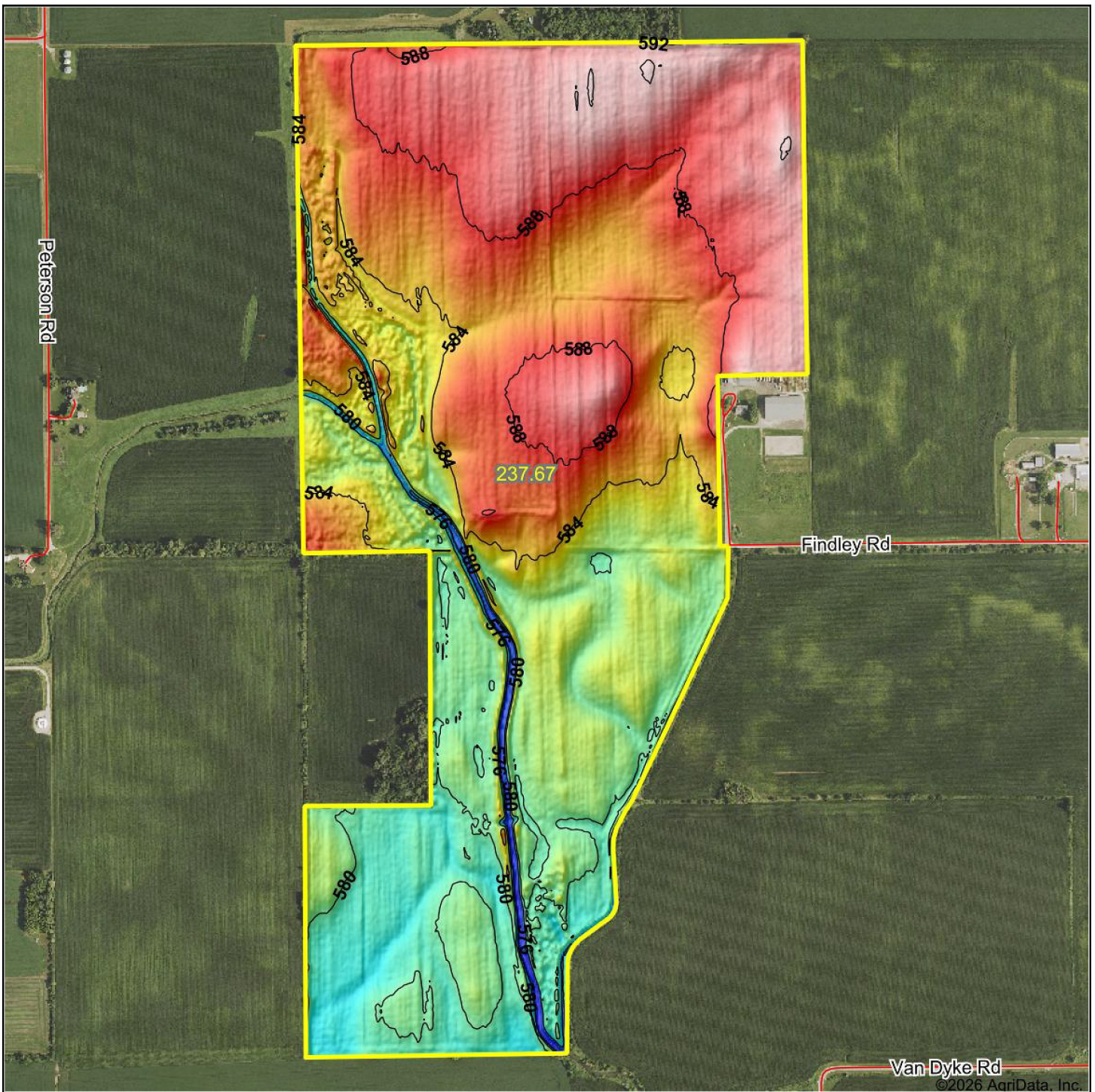


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Rooster Ag'
GOLD STANDARD
APPRAISALS

Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 4

Min: 574.0

Max: 592.0

Range: 18.0

Average: 584.0

Standard Deviation: 4.04 ft



9/23/2026

34-36N-8E
Kendall County
Illinois

Boundary Center: 41° 32' 56.46, -88° 18' 31.79

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