31 AC YORKVILLE RESIDENTIAL DEV SITE

E Highpoint Road
Yorkville IL 60560

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.

County:	Kendall
Township:	Kendall
Gross Land Area:	30.86
Property Type:	Vacant Farmland
Possible Uses:	Residential Development
Total Investment:	$775,000.00
Unit Price:	$25,113.00 per acre
Productivity Index (PI):	123.4
Buildings:	No Buildings (building on adjacent retained parcel)
Utilities:	Well and septic; electric available
Zoning:	A-1, Agricultural

Estate Lot Development Site! Approximately 31 acres of transitional farmland on E Highpoint Road in unincorporated Kendall County, on the southern edge of the City of Yorkville. For buildable homesites a rezoning process though Kendall County would be required.

The land features predominantly Class I and II soils with a weighted average Productivity Index of 123.4, gently rolling topography with 43 feet of elevation change, and frontage along E Highpoint Road. FEMA Zone X designation confirms minimal flood risk. National Wetlands Inventory identifies approximately 2 acres of wetland features, primarily along the creek corridor. Middle Aux Sable Creek traverses the northern portion of the property.

The site is surrounded by established residential neighborhoods including Brighton Oaks Estates and Hawthorne Village, with the Kendall County Fairgrounds located nearby at Route 71 and Highpoint Road. Yorkville Community Unit School District 115 serves the area. The property offers both near-term agricultural income and long-term residential development upside in one of Kendall County's strongest growth corridors.

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	31 AC Yorkville Residential Dev Site
Tax ID Number/APN:	05-18-300-019 (parent parcel — confirm new PIN if subdivided)
Possible Uses:	Estate Lot Homesites, agricultural production, land investment
Zoning:	A-1, Agricultural — Kendall County.

AREA & LOCATION

School District:	Yorkville Community Unit School District 115 (K-12)
Market Type:	Transitional — Agricultural to Residential Development
Location Description:	This property is located on the north side of E Highpoint Road, west of Brighton Oaks Drive and east of Cotswold Drive, in unincorporated Kendall County on the southern edge of the City of Yorkville.
Site Description:	Irregular-shaped parcel of approximately 31 acres with frontage along the north side of E Highpoint Road. Gently rolling topography with 43 feet of elevation change. Middle Aux Sable Creek traverses the northern portion. Surrounded by established residential subdivisions on the east and south.
Side of Street:	North side of E Highpoint Road
Highway Access:	E Highpoint Road provides direct access. Route 71 is located approximately 1 mile to the north. Route 47 is approximately 3 miles to the east. Route 126 is approximately 4 miles to the south. I-88 is approximately 8 miles to the north.
Road Type:	Blacktop/asphalt — E Highpoint Road
Legal Description:	PT SENW; PT SWNE; PT NESW; PT NWSE, Section 18, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois
Property Visibility:	Visible from E Highpoint Road. Adjacent to Brighton Oaks Estates and Hawthorne Village subdivisions.
Largest Nearby Street:	IL Route 71 (approximately 1 mile north)
Transportation:	Route 71 is approximately 1 mile north. Route 47 is approximately 3 miles east, providing access to downtown Yorkville. I-88 (Reagan Memorial Tollway) is approximately 8 miles north via Route 47. Yorkville is approximately 50 miles southwest of Chicago.

LAND RELATED

Lot Frontage (Feet):	Approximately 600± feet along E Highpoint Road (estimated — confirm with survey)
Tillable Acres:	Approximately 25 (estimated — balance in creek corridor, wetlands, and timber)
Lot Depth:	Irregular shape — approximately 2,100 feet at deepest point north-to-south
Buildings:	No Buildings — the adjacent 6-acre parcel with metal building is retained by seller and not included in this offering.
Zoning Description:	A-1, Agricultural District — Kendall County. Property is on the southern edge of the City of Yorkville. The site is best suited for Estate type homesites.
Flood Plain or Wetlands:	FEMA Zone X — 100% outside 500-year floodplain (minimal flood hazard). Panel 17093C0125G, effective 2/4/2009. National Wetlands Inventory identifies approximately 0.94 ac Riverine (R4SBC), 0.76 ac Freshwater Forested/Shrub (PSS1F), and 0.42 ac Freshwater Pond (PUBGx). See FEMA Report and Wetland Map included in gallery.
Topography:	Gently rolling. Elevation range 696.6 to 739.9 feet (43.3 ft total relief). Average elevation 709.8 ft. 3-foot contour intervals shown on topo maps. USGS 1m DEM source data. See Topo Map, Topo Contours Map, and Topo Hillshade Map included in gallery.
FSA Data:	See FSA Aerial Map included in gallery.
Soil Type:	36.2% Drummer silty clay loam (152A), 25.7% Mayville silt loam (193B), 17.4% Strawn silt loam eroded (224C2), 8.3% Flanagan silt loam (154A), 7.1% Houghton muck (103A), 3.5% Elpaso silty clay loam (356A), 1.8% Orthents loamy (802B). See Soil Map included in gallery. Note: 2006 planning review indicated 46% of site has severe soil limitations for dwellings and septic; 36% consists of hydric soils.
Available Utilities:	Electric available. Individual water well and septic system required for current zoning.

FINANCIALS

Finance Data Year:	2023 Tax Year, Payable 2024
Real Estate Taxes:	$4,192.18 (for full 37.54-acre parent parcel — confirm prorated amount for 31 ac portion)
Investment Amount:	$850,000.00 or $27,544.00 per acre

LOCATION

Address:	E Highpoint Road, Yorkville, IL 60560
County:	Kendall, IL
MSA:	Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area

PROPERTY NOTES

Yorkville & Kendall County Resources

Yorkville, IL Demographics — Census Reporter

City of Yorkville — Demographics

City of Yorkville — 2016 Comprehensive Plan

City of Yorkville — GIS & Zoning Maps

City of Yorkville — Unified Development Ordinance

Yorkville Community Unit School District 115

Kendall County Fairgrounds

Kendall County Government

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PROPERTY MAP

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DISTANCE AERIAL OF THE HIGHPOINT ROAD ESTATE LOT SITE

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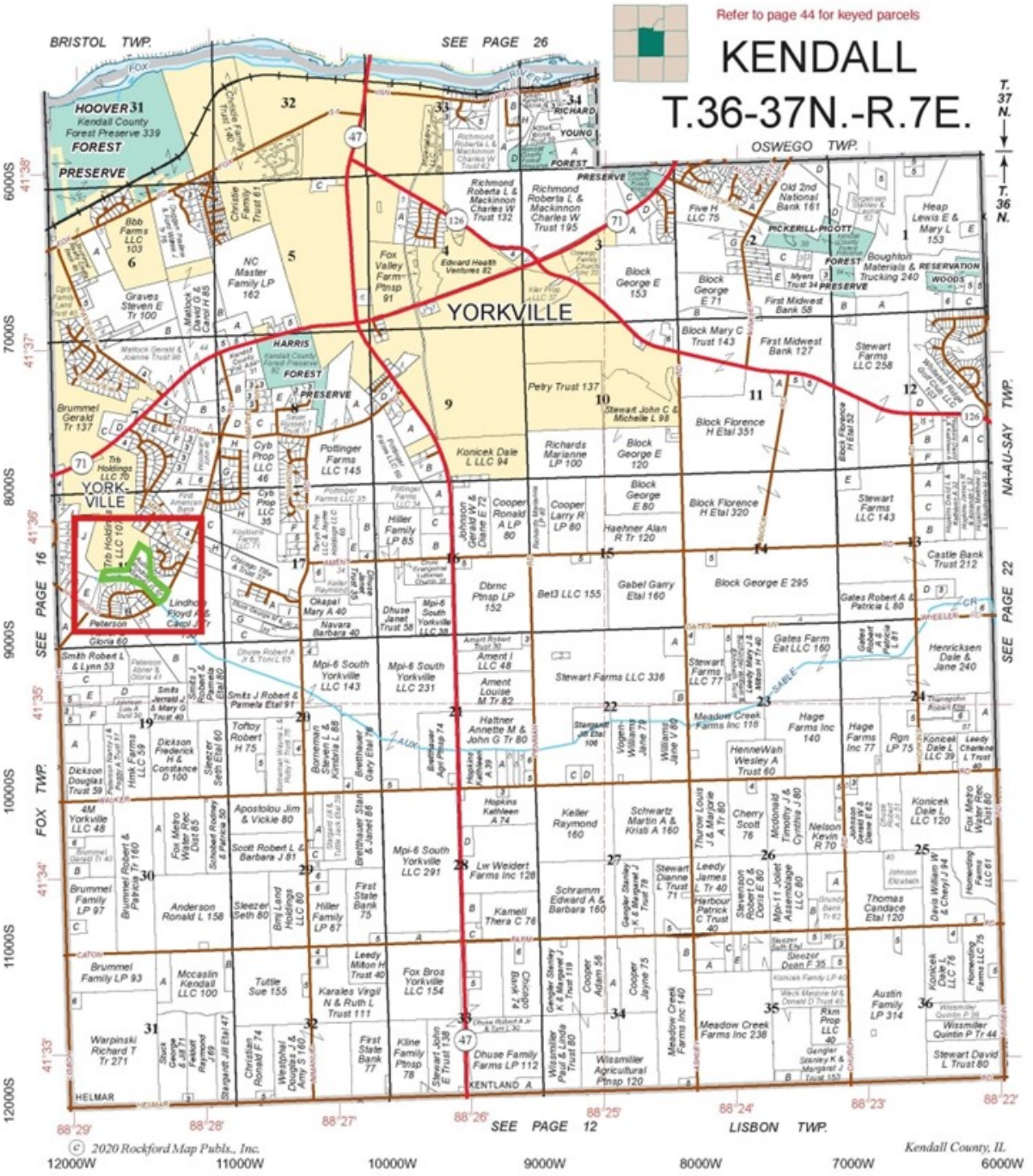
PLAT MAP



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

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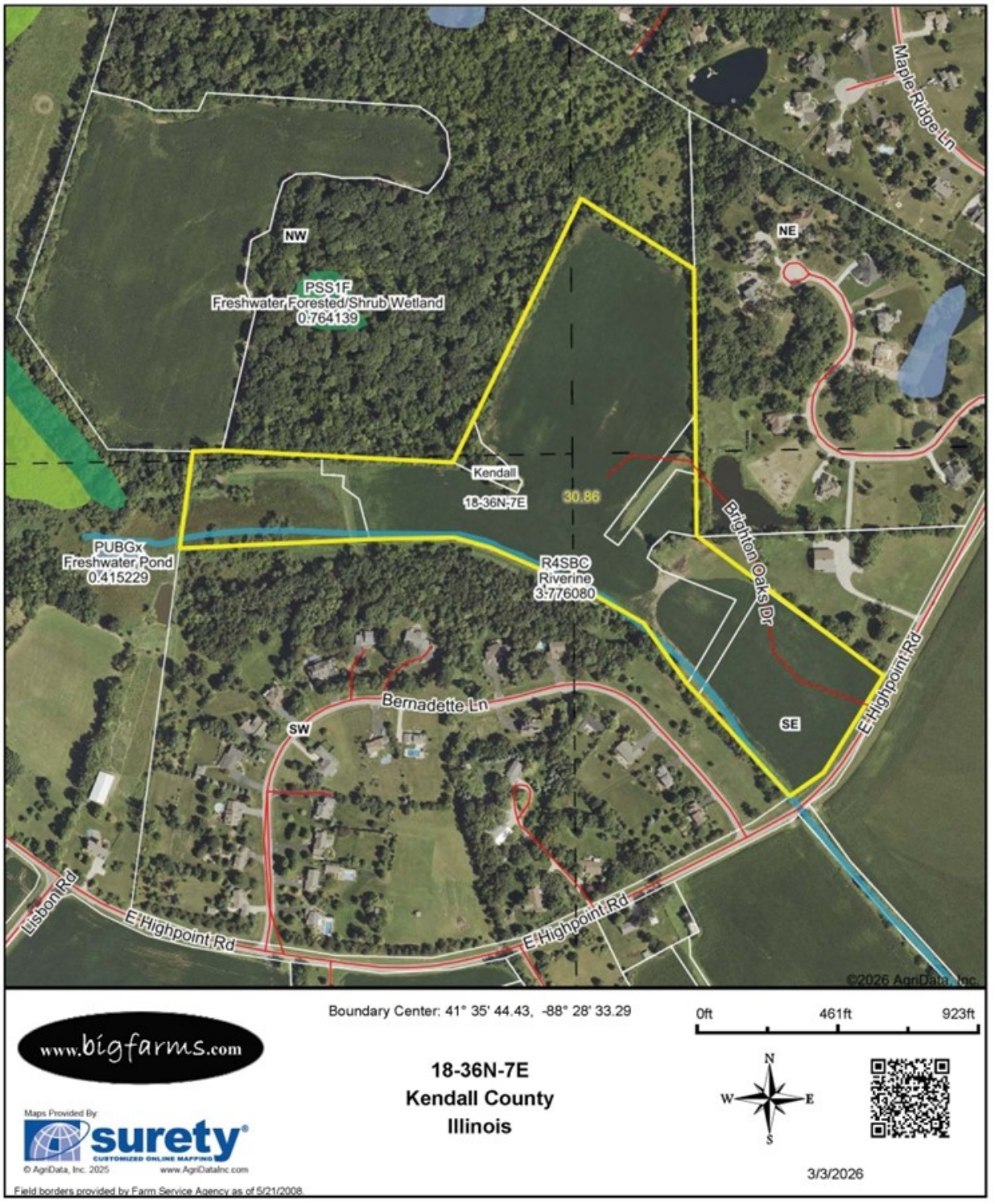
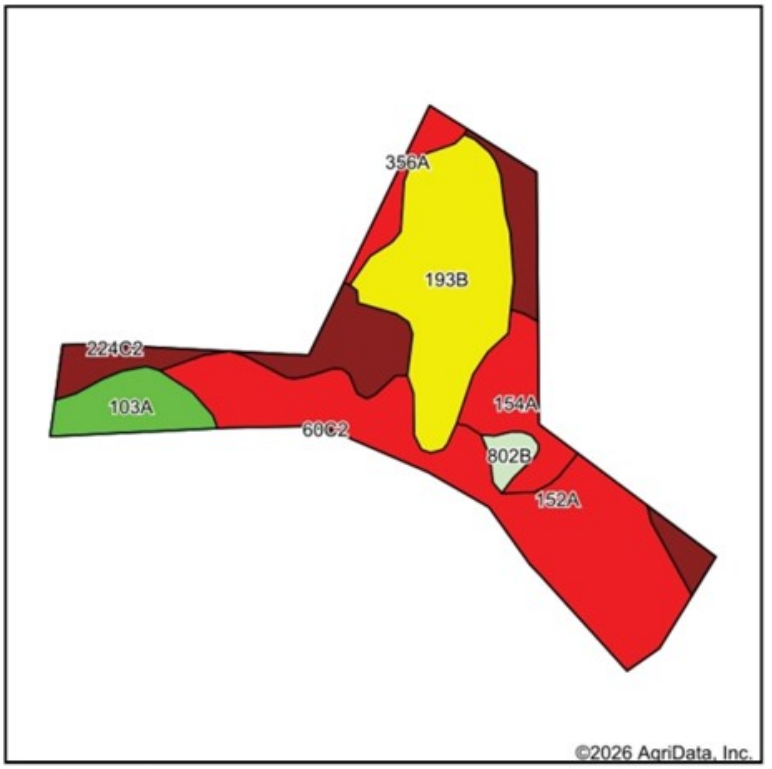
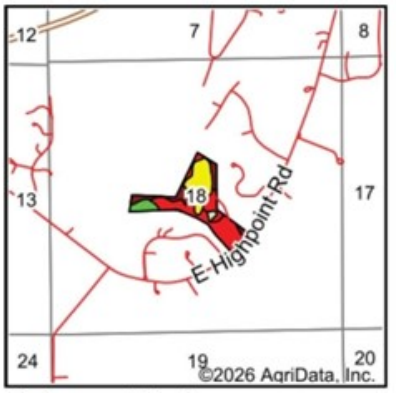
FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.



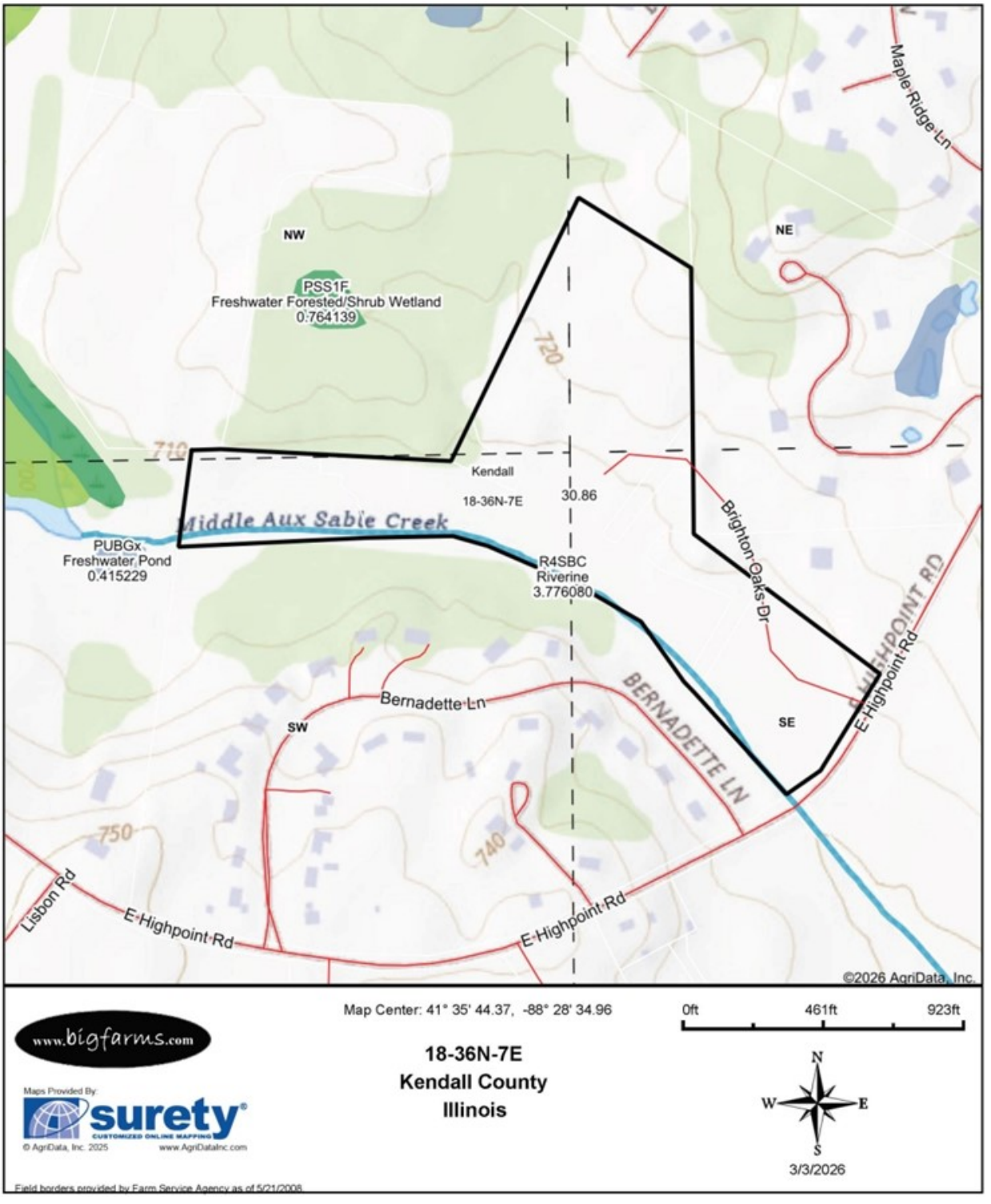
State: **Illinois**
County: **Kendall**
Location: **18-36N-7E**
Township: **Kendall**
Acres: **30.86**
Date: **3/3/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Area Symbol: IL093, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	11.17	36.2%		**195	**63	**144
**193B	Mayville silt loam, 2 to 5 percent slopes	7.92	25.7%		**148	**49	**109
**224C2	Strawn silt loam, 5 to 10 percent slopes, eroded	5.37	17.4%		**130	**44	**98
154A	Flanagan silt loam, 0 to 2 percent slopes	2.55	8.3%		194	63	144
103A	Houghton muck, 0 to 2 percent slopes	2.19	7.1%		175	57	130
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	1.09	3.5%		**195	**63	**144
802B	Orthents, loamy, 1 to 6 percent slopes	0.57	1.8%				
				Weighted Average	**166.5**	**54.5**	**123.4**

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

TOPO MAP


NW
NE
SW
SE
PSS1F
Freshwater Forested/Shrub Wetland
0.764139
720
710
Kendall
18-36N-7E
30.86
Middle Aux Sable Creek
PUBGx
Freshwater Pond
0.415229
R4SBC
Riverine
3.776080
Maple Ridge Ln
Brighton Oaks Dr
E Highpoint Rd
Bernadette Ln
BERNADETTE LN
750
740
Lisbon Rd
E Highpoint Rd
E Highpoint Rd
©2026 AgriData, Inc.
Map Center: 41° 35' 44.37, -88° 28' 34.96
0ft
461ft
923ft
18-36N-7E
Kendall County
Illinois
N
W
E
S
3/3/2026
Maps Provided By:
surety
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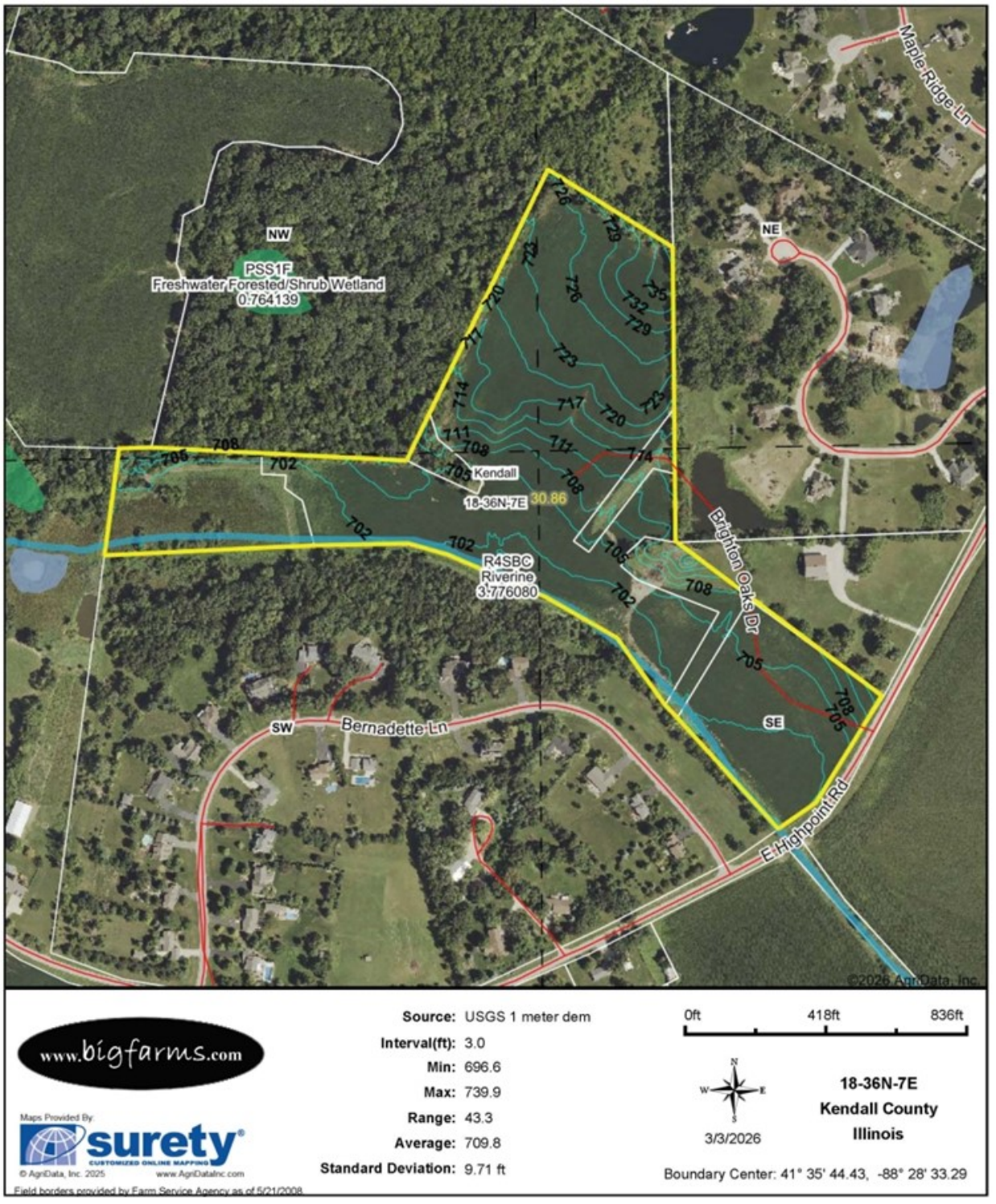
Field borders provided by Farm Service Agency as of 5/21/2008.

TOPO CONTOURS MAP



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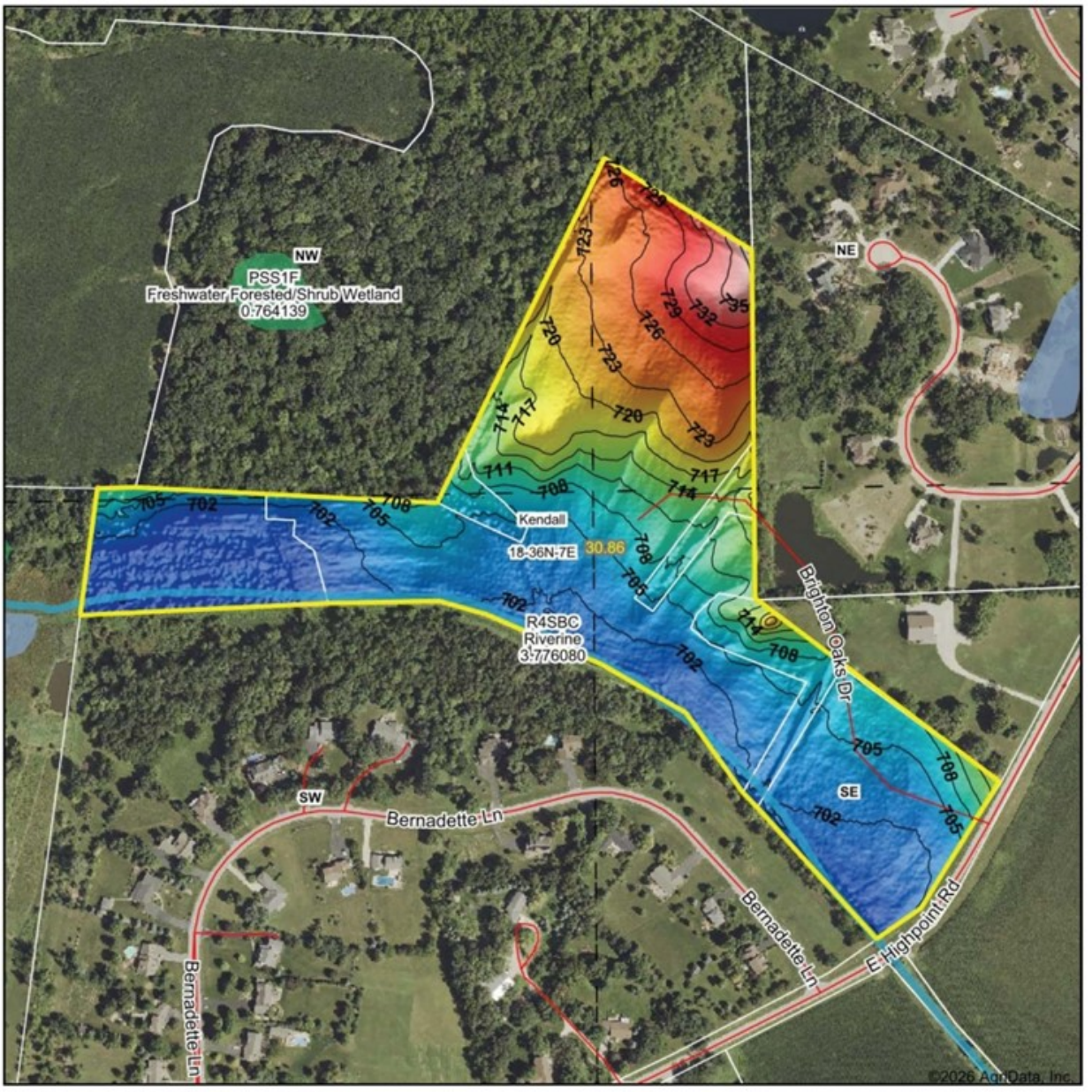
TOPO HILLSHADE MAP



Low Elevation High

Source:	USGS 1 meter dem
Interval(ft):	3
Min:	696.6
Max:	739.9
Range:	43.3
Average:	709.8
Standard Deviation:	9.71 ft

0ft 388ft 776ft

3/3/2026

18-36N-7E
Kendall County
Illinois

Boundary Center: 41° 35' 44.43, -88° 28' 33.29

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

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WETLAND MAP

State:	**Illinois**
Location:	**18-36N-7E**
County:	**Kendall**
Township:	**Kendall**
Date:	**3/3/2026**

Maps Provided By:
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N W E S

0ft 608ft 1216ft

	Classification Code	Type	Acres
	R4SBC	Riverine	0.94
		Total Acres	0.94

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

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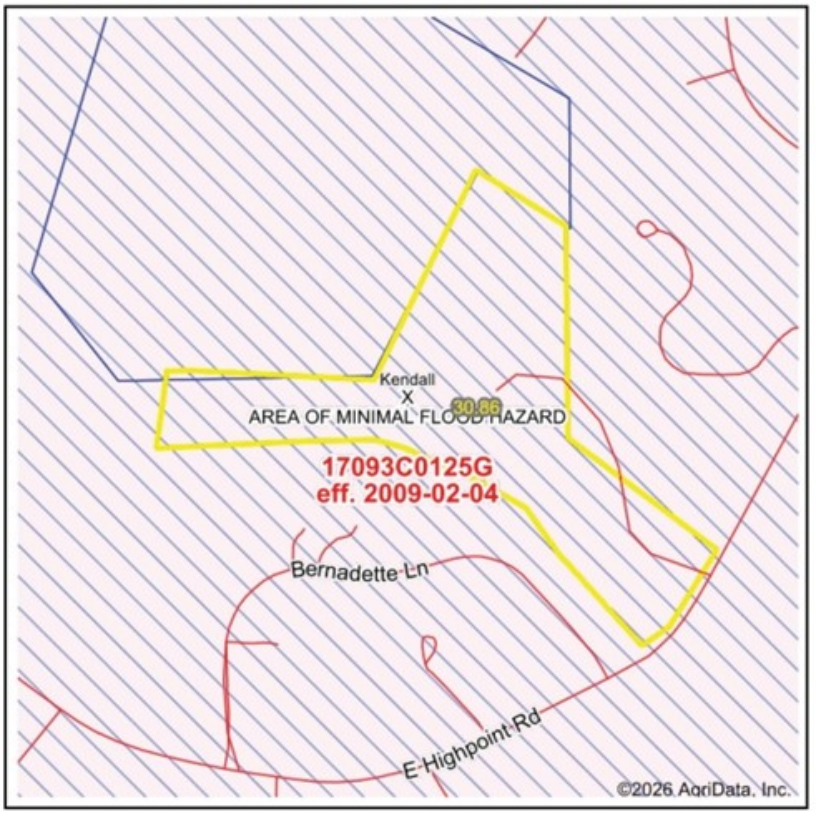
FEMA REPORT



Map Center: 41° 35' 44.37, -88° 28' 34.96
State: IL Acres: 30.86
County: Kendall Date: 3/3/2026
Location: 18-36N-7E
Township: Kendall

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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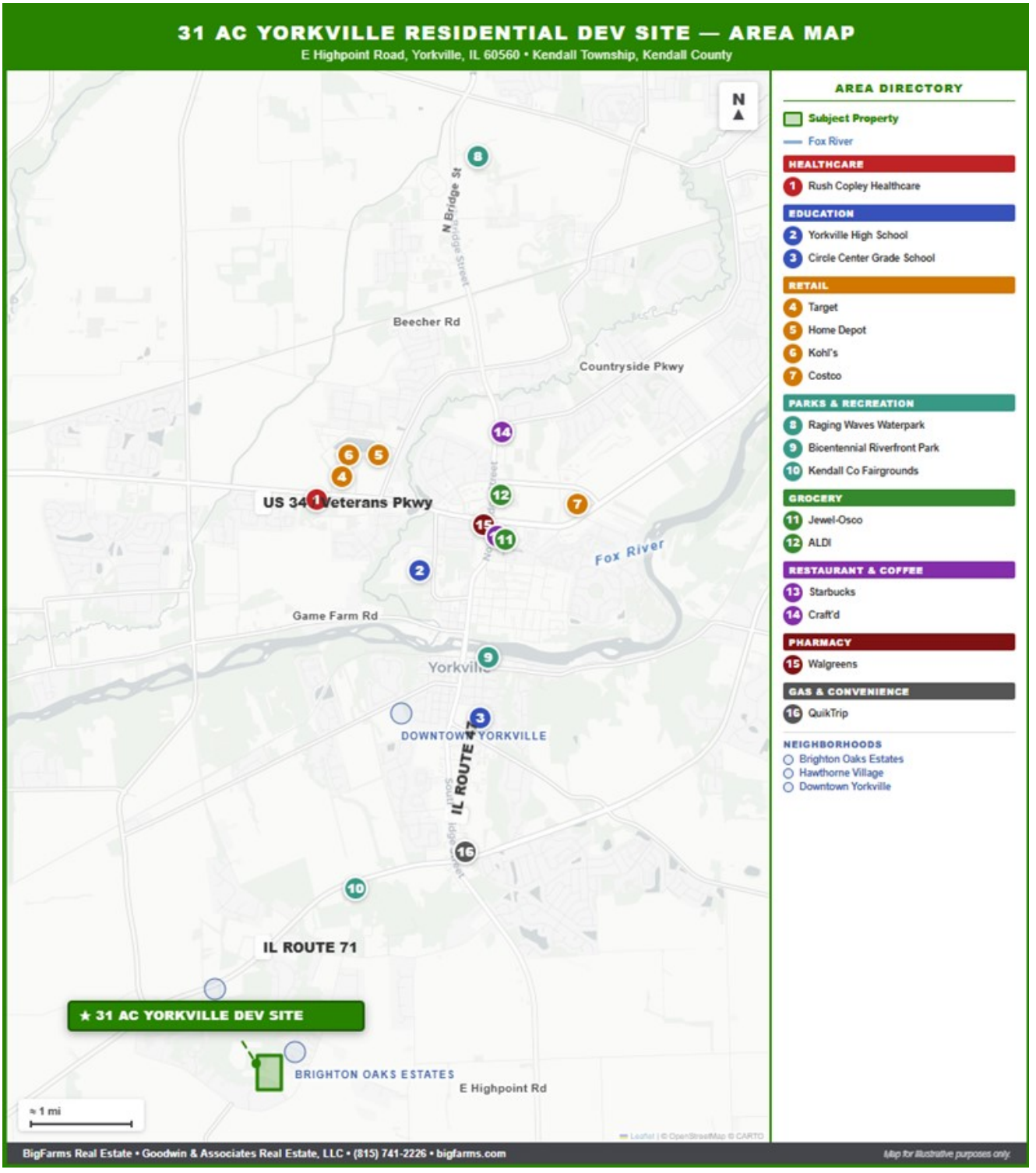
Name	Number	County	NFIP Participation	Acres	Percent
KENDALL COUNTY	170341	Kendall	Regular	30.51	98.9%
CITY OF YORKVILLE	170347	Kendall	Regular	0.35	1.1%
			Total	30.86	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	30.86	100%
		Total	30.86	100%

Panel	Effective Date	Acres	Percent
17093C0125G	2/4/2009	30.86	100%
	Total	30.86	100%

AREA MAP



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MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.

AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller**.

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