

**+/- 37.72 Acres**  
**SEC Route 47 & Harter Road**

**FOR SALE**  
**Sugar Grove, Illinois**

**Industrial & Commercial  
Development Opportunity!**

- 2 Miles to new I-88 interchange scheduled for 2020
- Sewer and water adjacent
- Planned Business Park/Corridor Commercial
- Across from Waubensee Community College



**Dan Flanagan, ALC**

**Managing Broker**

Phone: 630-388-8522

Fax: 630-443-1239

email: [Dan@FlanaganLand.com](mailto:Dan@FlanaganLand.com)

<http://www.flanaganland.com>

Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

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## Sugar Grove, Illinois

Location:	The property is generally located at the southwest corner of the intersection of Harter Rd and Route 47 north in Sugar Grove, Illinois
Frontage:	Approximately 997 ft. Route 47 and Approx. 443 ft on Harter Rd.
Major Highways:	The property is located on Route 47, approx 2 miles south of the planned full interchange on I-88, and approx 2.25 miles north of U.S. Route 30/56.
Legal Description:	Provided upon request.
Total Acres:	+/- 37.72 total acres per survey.
Tillable Acres:	+/- 34.96 tillable acres. To be verified.
Soil Types:	Predominant soil types are. Kaneville, Bowes & Thorp silt loams Crop productivity index (corn) per Bulletin 811 is 125.1
Wetlands/Floodplain:	None per FIRM Maps or NWI Maps.
Topography:	The property is generally level to gently rolling.
Taxes:	\$2,143.51 for tax year 2012.
Zoning:	The property is currently zoned agricultural in Kane County. Annexation to Sugar Grove is possible with potential zoning for a combination of Business Park and Corridor Commercial.
Price:	\$1,093,000 (\$29,000 per acre).

### Flanagan Realty, LLC

36W739 Red Haw Lane

St. Charles, IL 60174

Phone: 630-388-8522

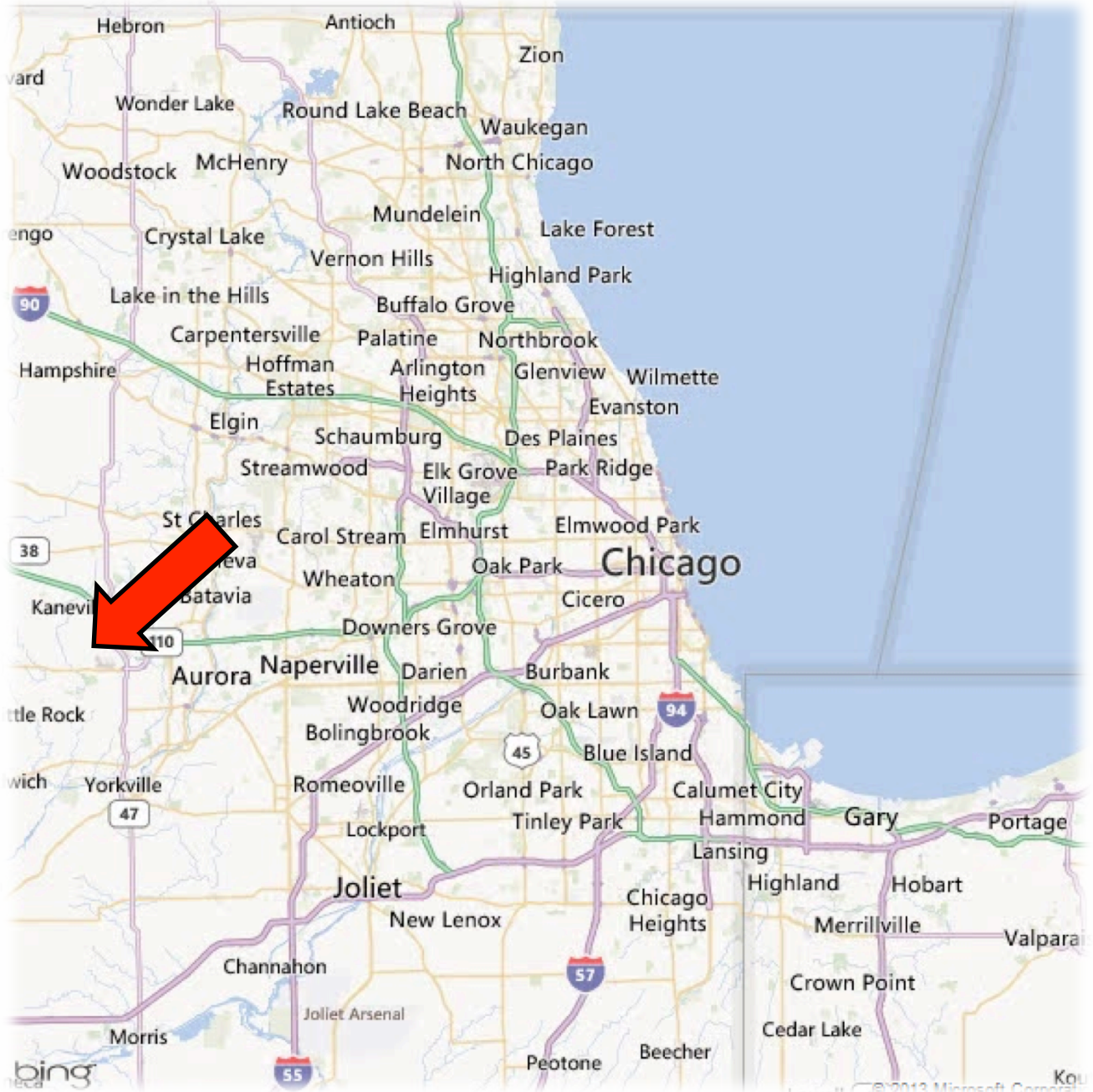
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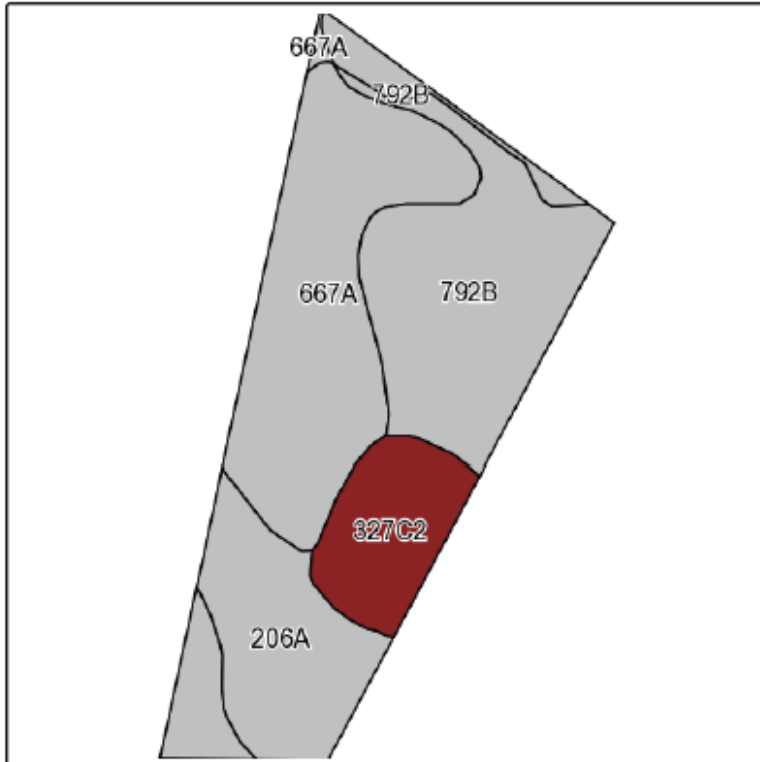
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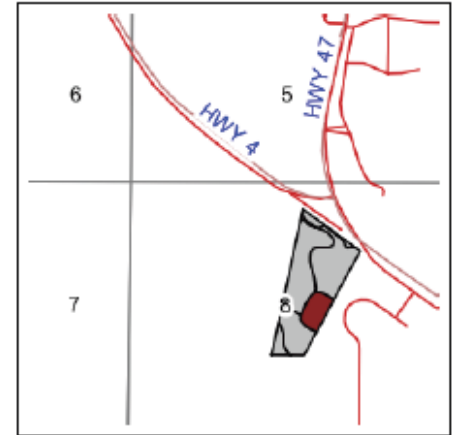
# FOR SALE

## Sugar Grove, Illinois

### Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by University of Illinois at Champaign-Urbana.



State: Illinois  
County: Kane  
Location: 8-38N-7E  
Township: Sugar Grove  
Acres: 36.3  
Date: 6/27/2013



Maps provided by:



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
667A	Kaneville silt loam, 0 to 2 percent slopes	13.8	38.0%		FAV	178	55	88	128
**792B	Bowes silt loam, 2 to 4 percent slopes	11.8	32.4%		FAV	**174	**56	**70	**129
206A	Thorp silt loam, 0 to 2 percent slopes	6.4	17.7%		FAV	170	55	88	128
**327C2	Fox silt loam, 4 to 6 percent slopes, eroded	4.3	11.9%		FAV	**142	**46	**56	**104
<b>Weighted Average</b>						<b>171</b>	<b>54.3</b>	<b>66.9</b>	<b>125.1</b>

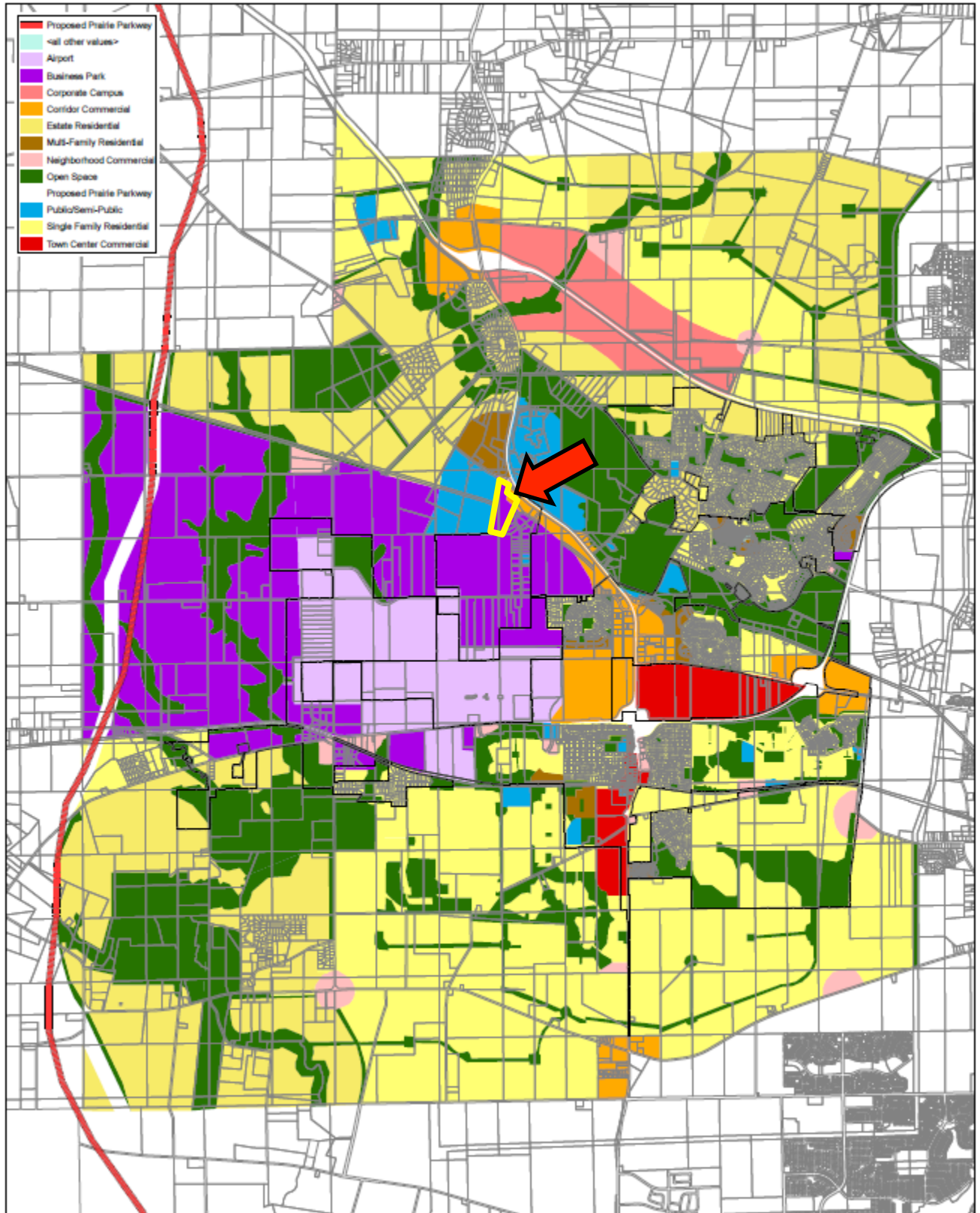
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/02/2012 Amended Table 82 B011 (Updated 1/10/2012)  
Crop yields and productivity indexes for optimum management (B011) are maintained at the following NRES web site: <http://soilssoilscity.nres.uiuc.edu/>  
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table G3  
a UNF = unfavorable; FAV = favorable

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Comprehensive Plan / Future Landuse Map  
Village of Sugar Grove, Illinois

July 2007

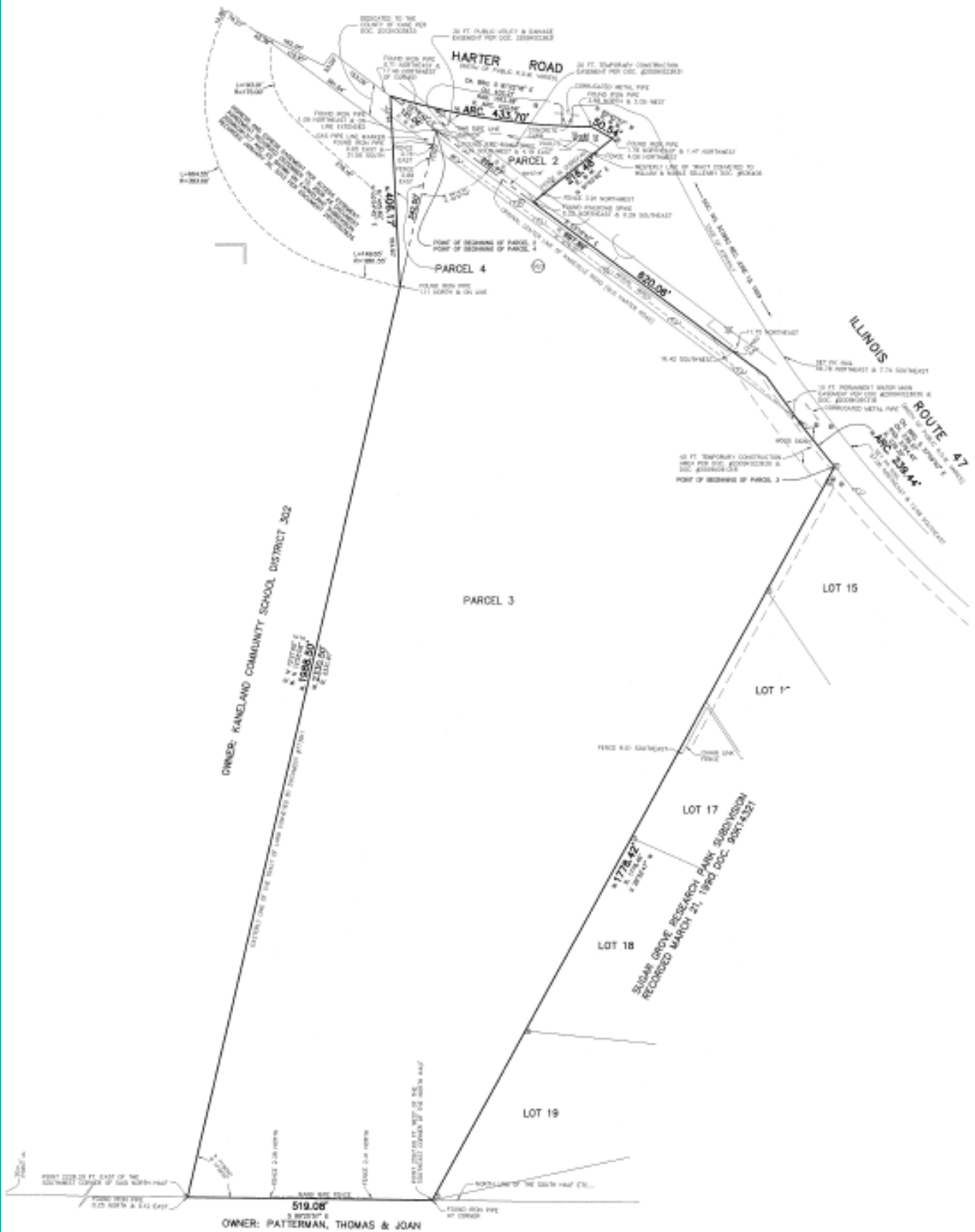


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## Sugar Grove, Illinois





**ILLINOIS ASSOCIATION OF REALTORS  
NOTICE OF NO AGENCY RELATIONSHIP**

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

**NOTICE OF NO AGENCY RELATIONSHIP**

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.**

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Print Customer's Name

\_\_\_\_\_  
Date

# Property Description

## Address

**FOR SALE**  
City, Illinois



### *Summary of Experience*

Dan Flanagan, ALC is the president and owner of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition and disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land-related issues bring tremendous value to anyone who is seeking to purchase or sell commercial or industrial real estate, residential land or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of land and real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- President - Illinois Chapter of the Realtors Land Institute.  
Board of Directors of the National Realtors Land Institute
- Former partner with a large Midwestern private equity real estate development firm.
- Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- Frequently contacted by area real estate appraisers to provide them with insight regarding land and commercial real estate markets and valuation.