

# Quarry Ledge

194.92± Acres on Minkler Road, Oswego, IL 60543

LAND - RESIDENTIAL FOR SALE



john  
greene  
LAND COMPANY

1.6667 Lon: -88.33621

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LAND - RESIDENTIAL FOR SALE

john greene Land | 1311 S. Route 59, Naperville, IL 60564 | 630.229.2290

Property Name	Quarry Ledge
Property Type	Land
Property Subtype	Residential / Ag
APN	02-25-200-003, 03-30-200-002
Lot Size	194.92± Acres
Price:	\$45,000 / AC

The subject property consists of 194.92± acres located on the east and west sides of Minkler Road, about a mile south of Illinois Route 71, in Oswego in Kendall County, Illinois. The property is part of Oswego Community Unit School District 308, and is located just north of Hunt Club Elementary School, which is part of the neighboring Hunt Club East subdivision.

The annexation of the subject property was previously approved by the Village of Oswego and is planned for R-2, Single Family Residence District, and R-4 General Residence District zoning. The property was preliminarily platted for 426 dwelling units (for a density of 2.19 dwelling units per acre), consisting of 263 single-family residential lots, and 163 townhome lots. The annexation and plat were approved by the Village in 2006 but not recorded. The property is presently zoned A-1 in Kendall County and has an average agricultural productivity index (PI) of 131, which falls into the category of Class B soils.



- Annexation, preliminary plat approved but not recorded
- Currently zoned A-1 Kendall County
- No wetlands onsite; less than 1 acre of 100 Yr Floodplain
- Hunt Club Elementary School and Hunt Club East subdivision directly to the South
- Avg PI: 131

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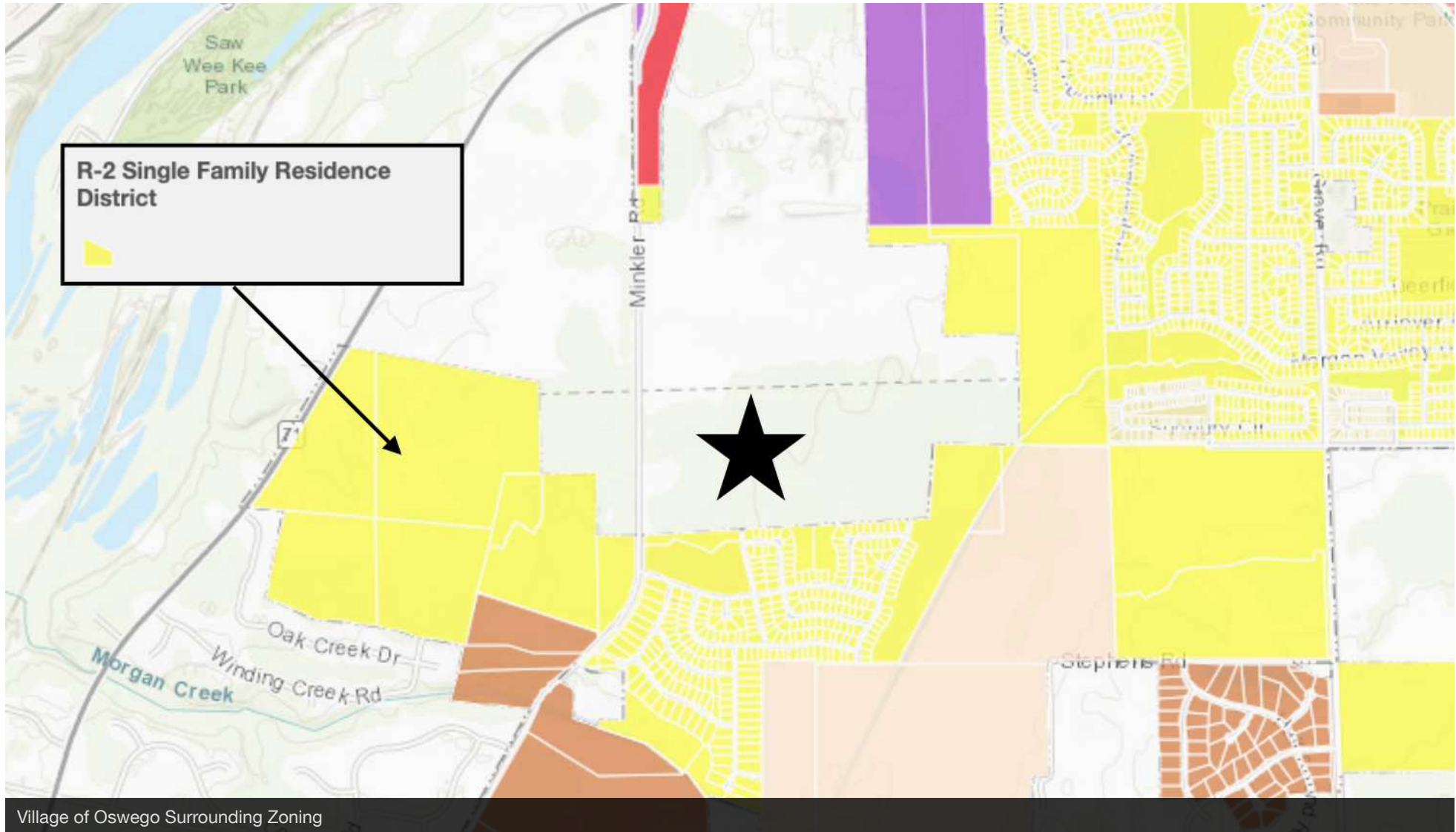
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ZONING (OSWEGO)

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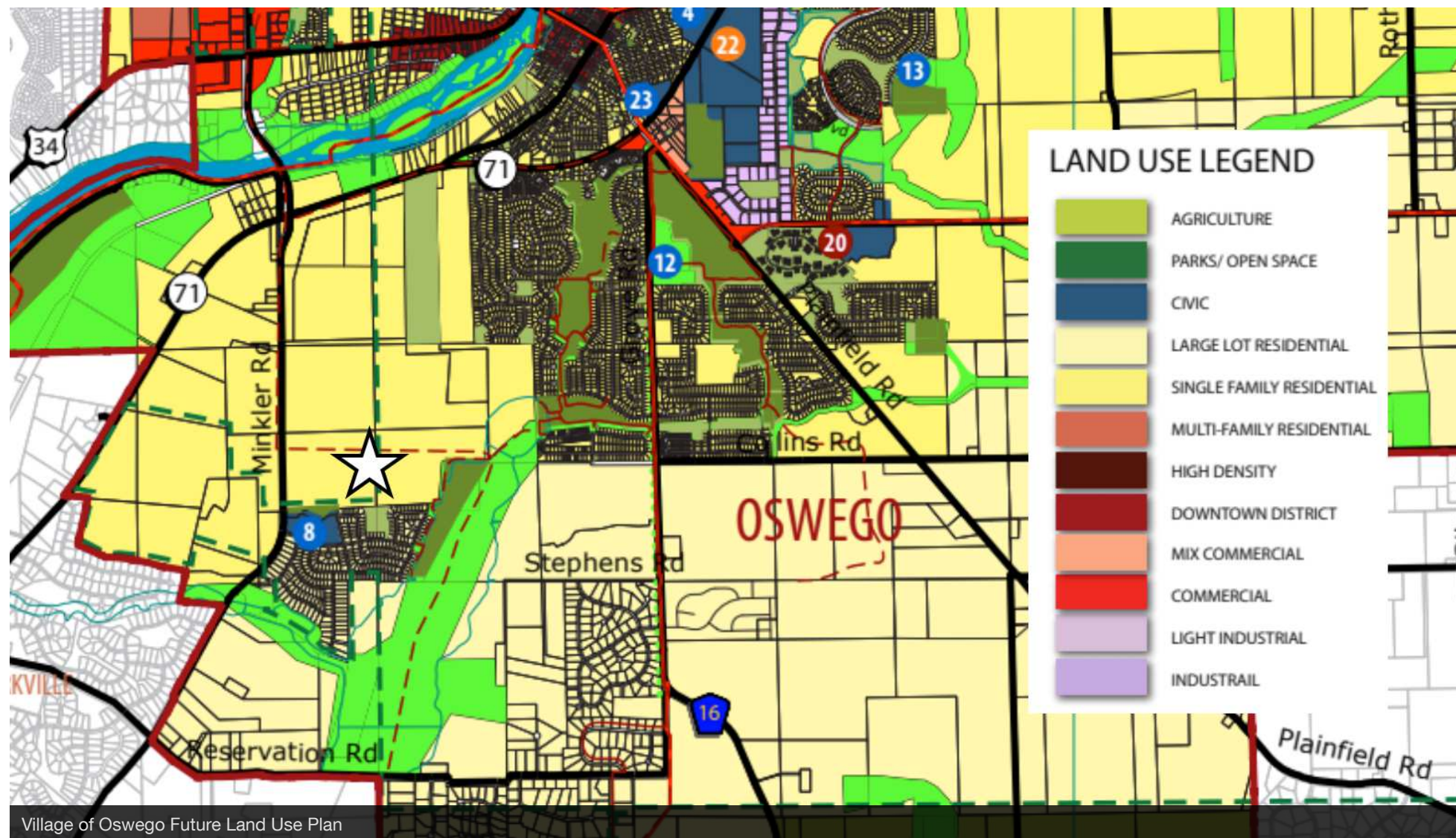
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FUTURE LAND USE

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WETLAND / FLOODPLAIN

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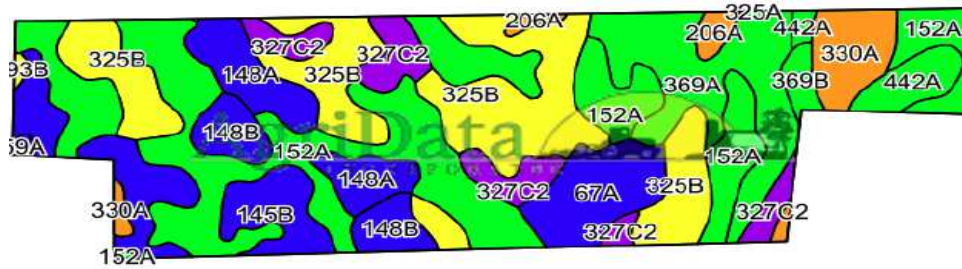
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## SOILS

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Area Symbol: IL093, Soil Area Version: 17													
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-e gume e hay, T/A	Crop productivity Index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	53.44	27.4%		FAV	195	63	73	100	0	0.00	5.54	144
**325B	Dresden silt loam, 2 to 4 percent slopes	39.54	20.3%		FAV	**156	**50	**60	**81	0	**4.10	0.00	**115
369A	Waupecan silt loam, 0 to 2 percent slopes	25.02	12.8%		FAV	189	59	74	102	0	6.90	0.00	139
**145B	Saybrook silt loam, 2 to 5 percent slopes	16.65	8.5%		FAV	**177	**56	**68	**94	0	**6.21	0.00	**131
**327C2	Fox silt loam, 4 to 6 percent slopes, eroded	11.77	6.0%		FAV	**142	**46	**56	**69	0	**3.33	0.00	**104
148A	Proctor silt loam, 0 to 2 percent slopes	11.08	5.7%		FAV	185	58	70	99	0	6.40	0.00	135
67A	Harpster silty clay loam, 0 to 2 percent slopes	10.29	5.3%		FAV	182	57	68	89	0	0.00	5.39	133
330A	Peotone silty clay loam, 0 to 2 percent slopes	8.12	4.2%		FAV	164	55	61	78	0	0.00	5.02	123
**148B	Proctor silt loam, 2 to 5 percent slopes	7.33	3.8%		FAV	**183	**57	**69	**98	0	**6.34	0.00	**134
442A	Mundelein silt loam, 0 to 2 percent slopes	5.14	2.6%		FAV	188	60	74	99	0	0.00	5.39	138
206A	Thorp silt loam, 0 to 2 percent slopes	2.05	1.1%		FAV	170	55	66	88	0	0.00	5.14	126
**369B	Waupecan silt loam, 2 to 4 percent slopes	1.95	1.0%		FAV	**187	**58	**73	**101	0	**6.83	0.00	**138
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	1.79	0.9%		FAV	**154	**47	**60	**81	0	**4.44	0.00	**111
**193B	Mayville silt loam, 2 to 5 percent slopes	0.35	0.2%		FAV	**148	**49	**59	**76	0	**3.97	0.00	**109
59A	Lisbon silt loam, 0 to 2 percent slopes	0.35	0.2%		FAV	188	59	74	104	0	0.00	5.54	136
Weighted Average						177.6	56.7	67.8	92	^	3.17	2.25	130.8

130.8

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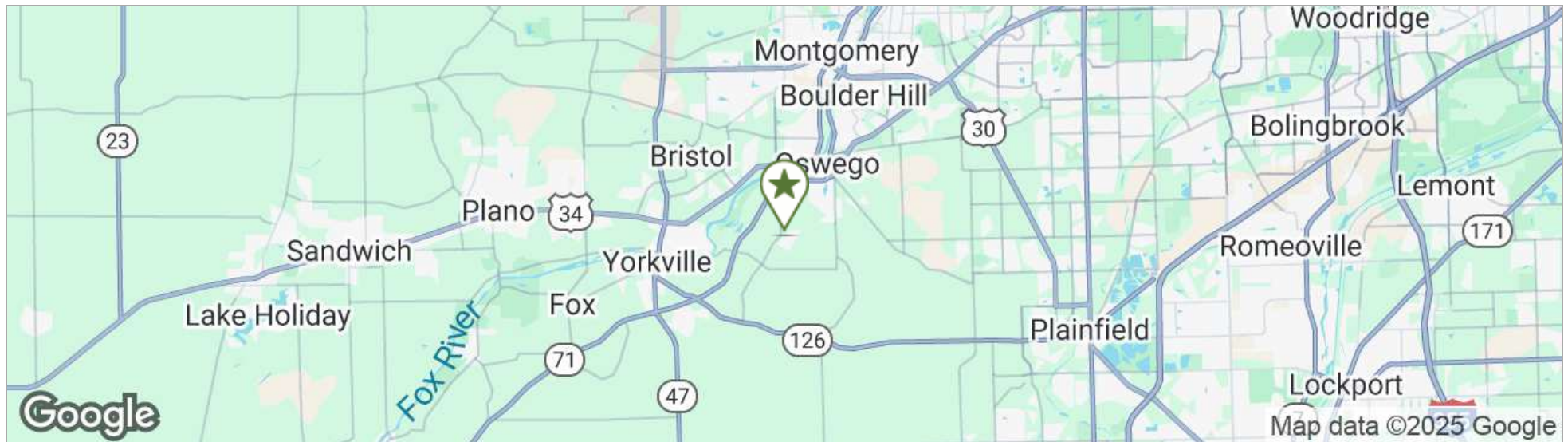
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LOCATION

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## DEMOGRAPHICS

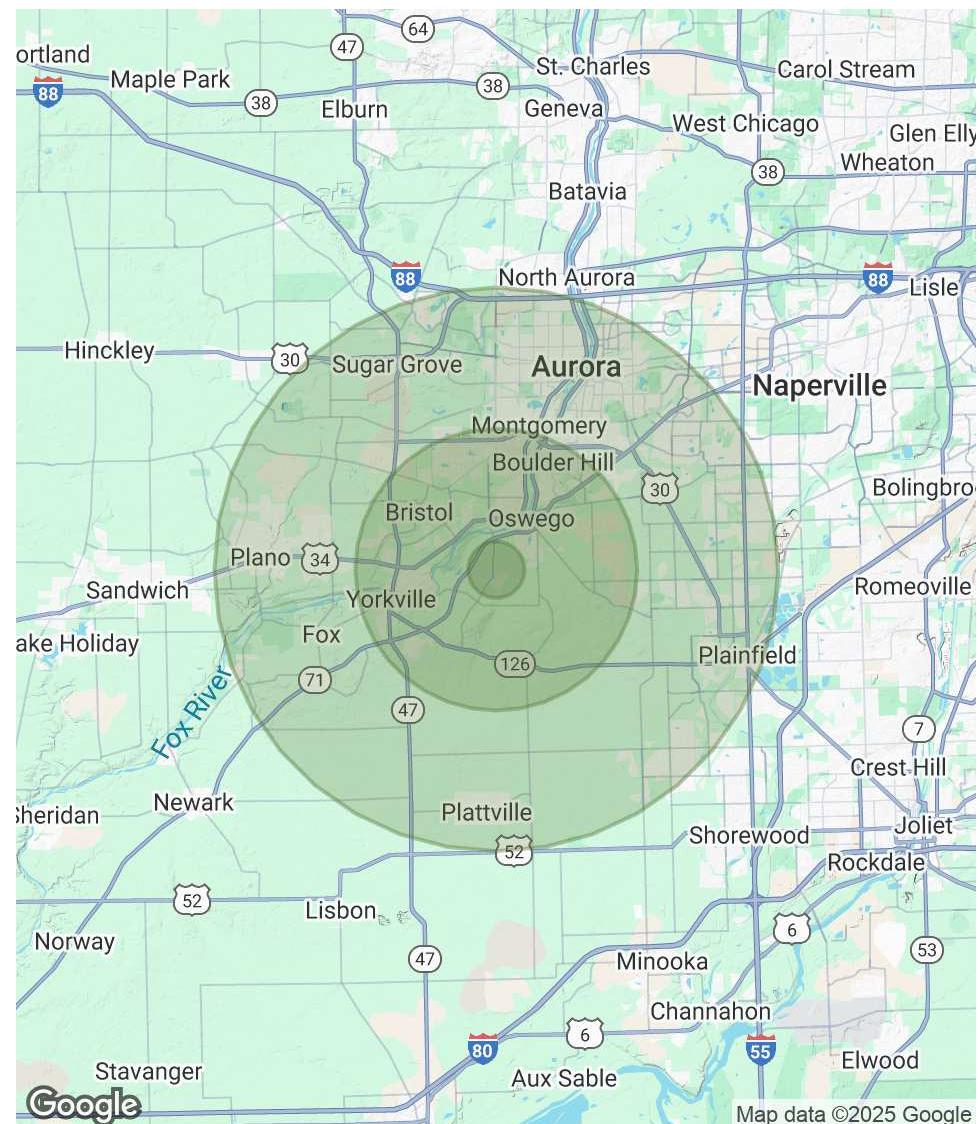
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,935	42,770	255,946
Average age	34.9	33.9	32.4
Average age (Male)	33.5	33.4	31.4
Average age (Female)	35.7	34.1	33.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	573	13,950	84,066
# of persons per HH	3.4	3.1	3.0
Average HH income	\$109,467	\$96,706	\$78,200
Average house value	\$322,705	\$283,855	\$257,845

\* Demographic data derived from 2020 ACS - US Census



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