

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# McHENRY COUNTY ILLINOIS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# UNIQUE HOME ON 40 +/- ACRES IN MCHENRY COUNTY

Welcome to your perfect oasis in McHenry County, Illinois! Nestled on 40 +/- acres of serene land, this unique property boasts an earth-sheltered home, harmoniously blending with its natural surroundings. The property offers a seamless integration of sustainability and income-generating potential, featuring 24 +/- acres of tillable ground, perfect for farming or leasing. Imagine waking up to the breathtaking views of the lush countryside and the tranquil pond, offering a peaceful retreat right at your doorstep.

As you enter the long tree-lined drive, you'll discover the captivating beauty of the rolling hills, showcasing this

property's diverse landscape. An enchanting 5 +/- acre wildlife area adds to the allure, inviting you to embrace the wonders of nature and observe the abundant wildlife that graces the land. Conveniently located with easy access to I90 and Illinois Route 23, your journey to nearby Lake Geneva, Wisconsin, is a mere 35 minutes away, making day trips a breeze. Embrace the best of both worlds: the seclusion and privacy of your earth-sheltered sanctuary, while still being in close proximity to modern amenities and recreational destinations. This property is a once-in-a-lifetime opportunity to embrace sustainable living in harmony with nature while reaping the rewards of your very own income-producing haven.





# PROPERTY FEATURES

PRICE: **\$700,000** | COUNTY: **McHENRY** | STATE: **ILLINOIS** | ACRES: **40**

- 40 +/- acres
- Minutes from IL Route 23
- Great income potential
- 112.8 productivity index
- Rare earth-sheltered home
- Long private drive
- Minutes from I-90
- 24 +/- acres of cropland
- Pond
- 35 minutes from Lake Geneva





# 40 +/- ACRES

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Nestled on 40 +/- acres of serene land, this unique property boasts an earth-sheltered home, harmoniously blending with its natural surroundings.





# POND

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24 +/- ACRES OF CROPLAND

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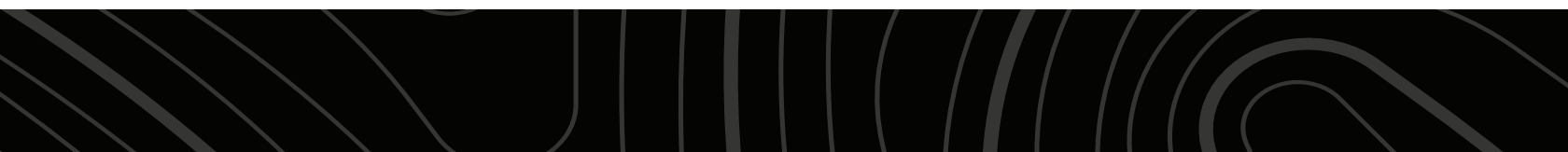
# LONG PRIVATE DRIVE

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# RARE EARTH-SHELTERED HOME

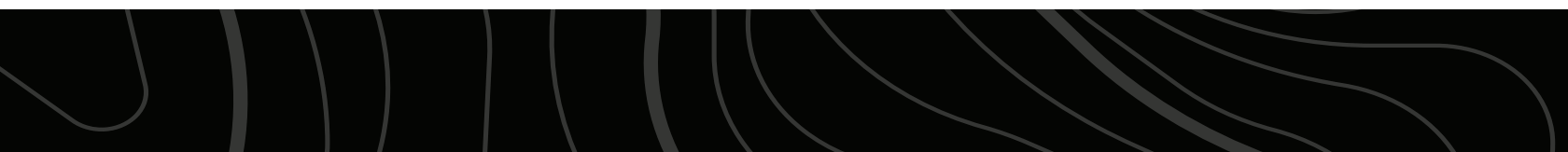
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# GREAT INCOME POTENTIAL

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# ADDITIONAL PROPERTY PHOTOS

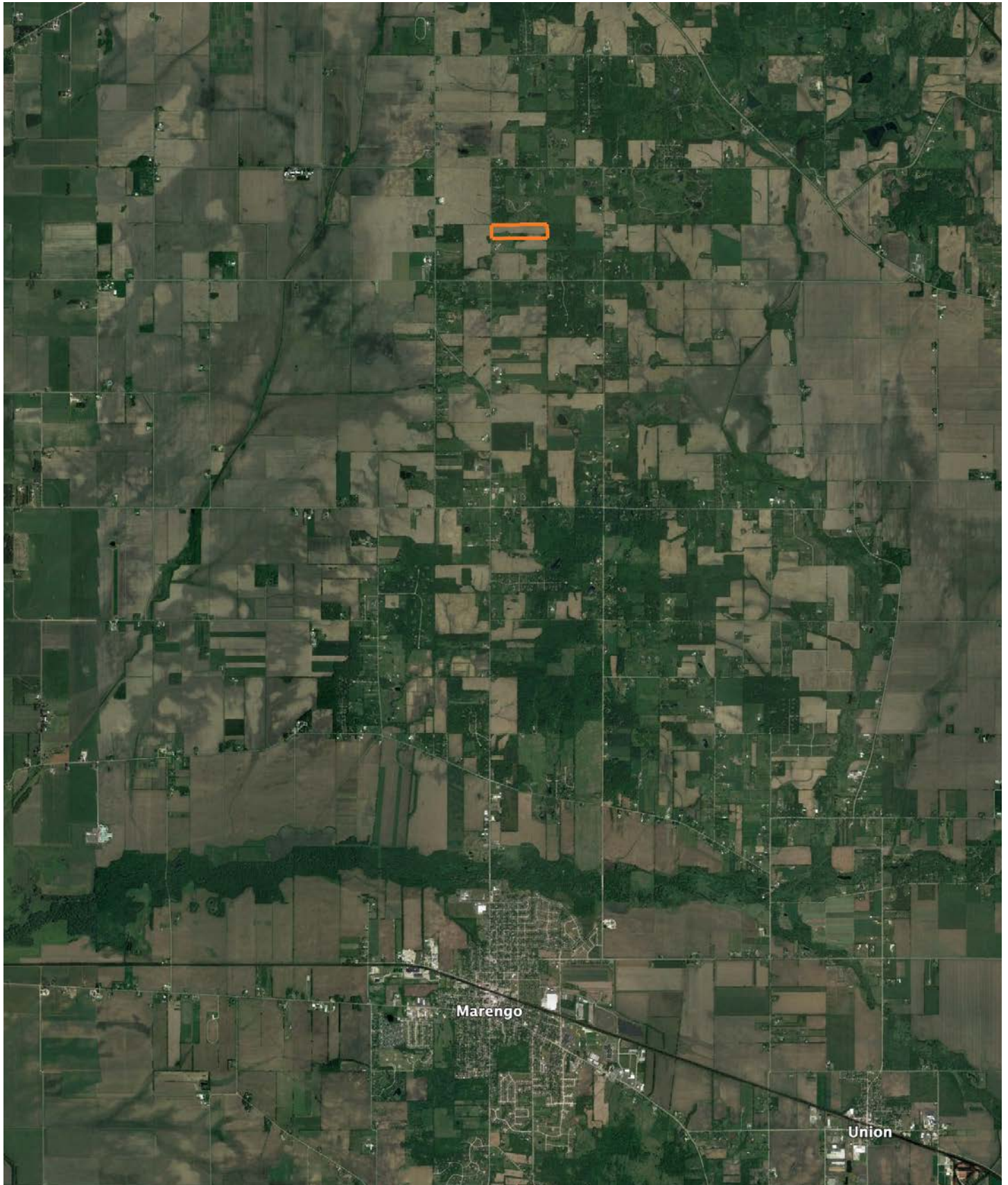
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# AERIAL MAP

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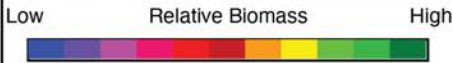




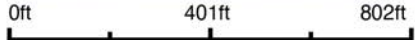
# HILLSHADE MAP



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Crop: Winter Wheat - 65%  
Grassland/Pasture - 28%



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
www.AgriDataInc.com

\*USDA CropScape  
Elevation Min: 913.5  
Max: 974.6  
Range: 61.1  
Average: 932.7  
Standard Deviation: 8.96 ft



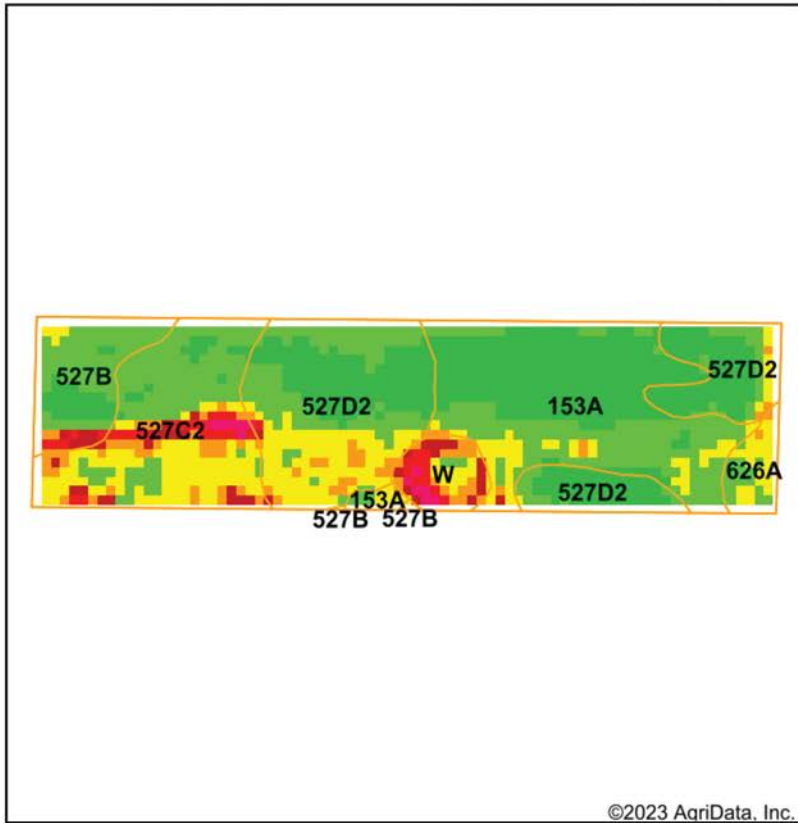
7/31/2023

**25-45N-5E**  
**McHenry County**  
**Illinois**

Boundary Center:  
42° 20' 54.68, -88° 36' 12.02



# SOIL MAP



Low RELATIVE BIOMASS High	Value
86 - 99	
81 - 85	
76 - 80	
71 - 75	
66 - 70	
61 - 65	
51 - 60	
41 - 50	
21 - 40	
1 - 20	
0 - 0	

State: **Illinois**  
 County: **McHenry**  
 Location: **25-45N-5E**  
 Township: **Dunham**  
 Acres: **39.95**  
 Date: **7/31/2023**

Crop:

Winter Wheat - 65%  
 Grassland/Pasture - 28%

\*USDA CropScape



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL111, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	NDVI 2022
**527D2	Kidami loam, 6 to 12 percent slopes, eroded	13.26	33.2%	Moderately well drained	**146	**47	**107	78.5
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	11.91	29.8%	Poorly drained	183	60	136	79.8
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	8.36	20.9%	Moderately well drained	**149	**48	**109	73.4
**527B	Kidami silt loam, 2 to 4 percent slopes	3.53	8.8%	Moderately well drained	**155	**50	**114	78.2
W	Water	1.66	4.2%					63.5
626A	Kish loam, 0 to 2 percent slopes	1.23	3.1%	Poorly drained	170	53	124	74.8
<b>Weighted Average</b>					<b>153.1</b>	<b>49.6</b>	<b>112.8</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: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3



# AGENT CONTACT

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Drew Kissel is the type who excels at identifying hidden value and seeing things from multiple perspectives. His talent for building relationships ensures a rewarding and stress-free experience for his clients. They choose to work with Drew because he is more than just a land agent; he is a trusted friend who is always available to provide assistance and support.

Born in Elgin, Illinois, Drew graduated from Burlington Central High School and later attended Elgin Community College, where he studied Fire Science. He served as a firefighter/EMT for several years and was nominated, along with his crew, for Provena Saint Joseph's Hospital's Call of the Year. Drew's diverse background also includes working as a sales manager at Hopkins Ford of Elgin and managing his family's landscape design and installation business.

With extensive knowledge of grading, drainage, plant and tree species, groundskeeping, and animal habitats, Drew's passion for land and desire to preserve it make him a perfect fit for the Midwest Land Group.

When not hard at work, Drew, a resident of Sycamore, Illinois, can often be found engaging in a variety of outdoor activities, such as Western big game hunting, whitetail or waterfowl hunting, bass fishing, cooking, barbecuing, or golfing. A devoted family man, he enjoys being active in his church and spending time with his wife Olevia, dog Greta, and two nephews.

If you are looking to buy or sell land in Illinois, trust Drew Kissel to guide you through the process. Give him a call today.



**DREW KISSEL,**  
LAND AGENT  
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**MidwestLandGroup.com**

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