

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

MCHENRY COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNIQUE HOME WITH ACREAGE

Embark on a one-of-a-kind living experience with this extraordinary 10 +/- acre earth-sheltered home, a unique opportunity to own a residence seamlessly integrated into the natural landscape. Nestled on a stunning property adorned with a sprawling pasture and a tranquil pond, this haven is a paradise for wildlife enthusiasts. The expansive grounds team with diverse wildlife, creating a harmonious coexistence with nature.

While the home itself awaits a touch of renovation, it stands as a blank canvas for someone with a vision. Imagine crafting a retreat that marries the allure of innovative design with the beauty of the surrounding land. This property beckons those with an appreciation for the extraordinary, offering the chance to transform this earthly dwelling into a truly exceptional and personalized sanctuary.



PROPERTY FEATURES

PRICE: **\$360,000** | COUNTY: **MCHENRY** | STATE: **ILLINOIS** | ACRES: **10**

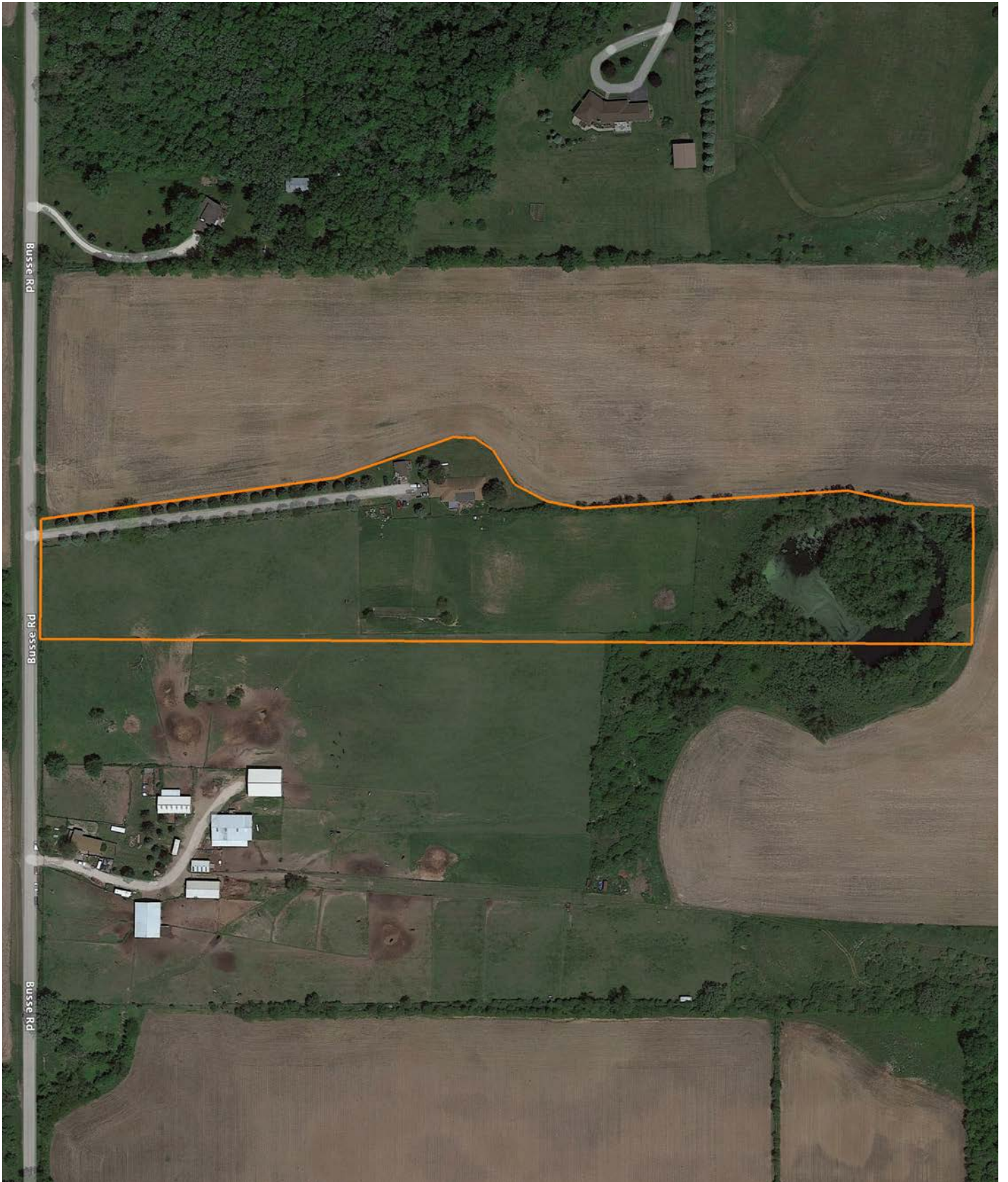
- Minutes from IL-Rte 23
- Great income potential
- 112.8 productivity index
- Rare earth-sheltered home
- Long private drive
- Minutes from I-90
- Pond with lots of Wildlife
- 35 minutes from Lake Geneva
- Lots of deer sign
- Earth-sheltered horse stalls



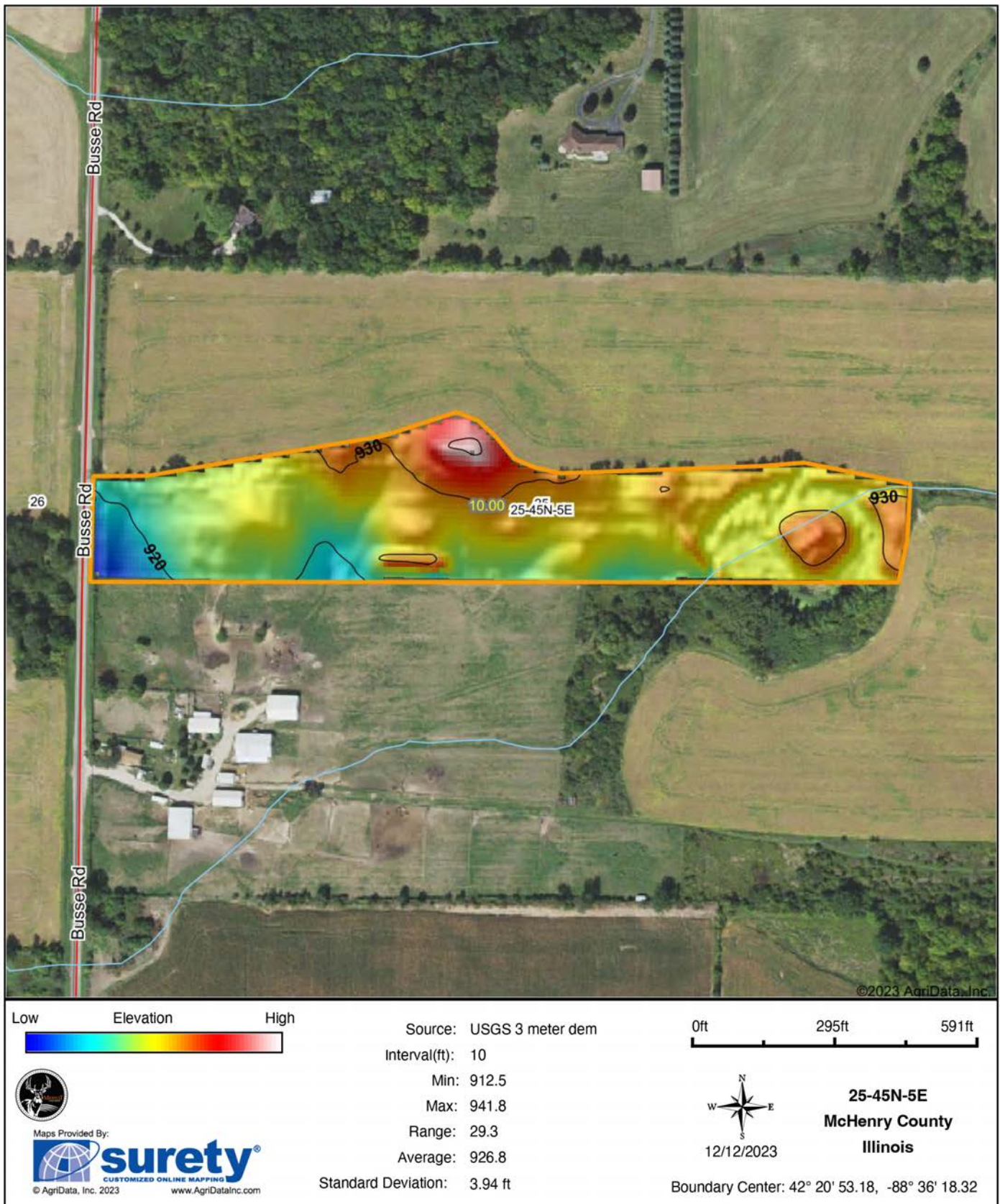
ONE-OF-A-KIND LIVING EXPERIENCE



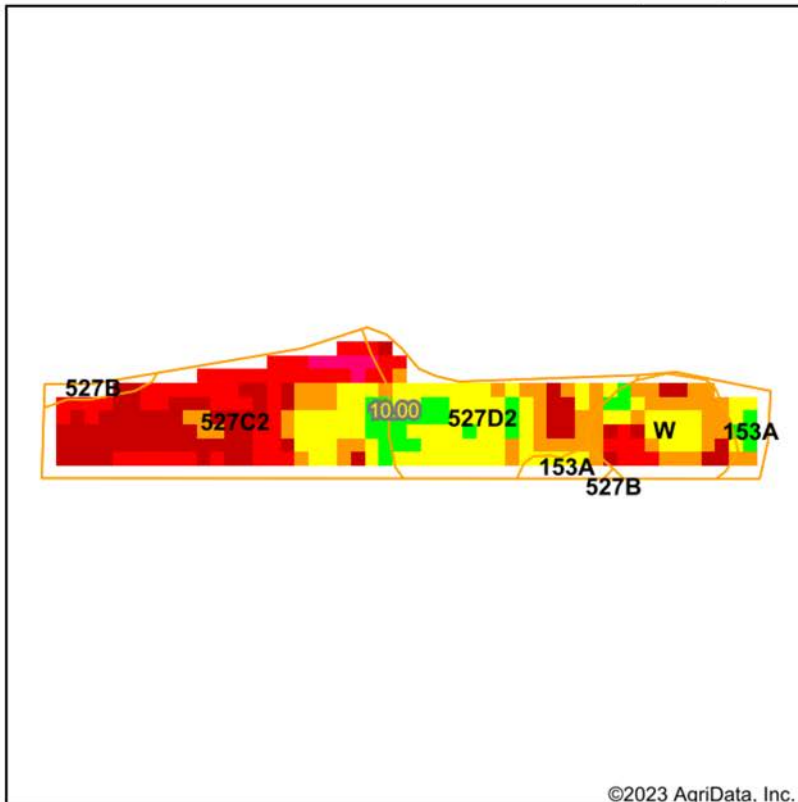
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



Low RELATIVE BIOMASS High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow-Green	71 - 75
Yellow	66 - 70
Orange	61 - 65
Red-Orange	51 - 60
Red	41 - 50
Pink	21 - 40
Purple	1 - 20
Blue	0 - 0

State: **Illinois**
 County: **McHenry**
 Location: **25-45N-5E**
 Township: **Dunham**
 Acres: **10**
 Date: **12/12/2023**

Crop:



Maps Provided By:



Soils data provided by USDA and NRCS.

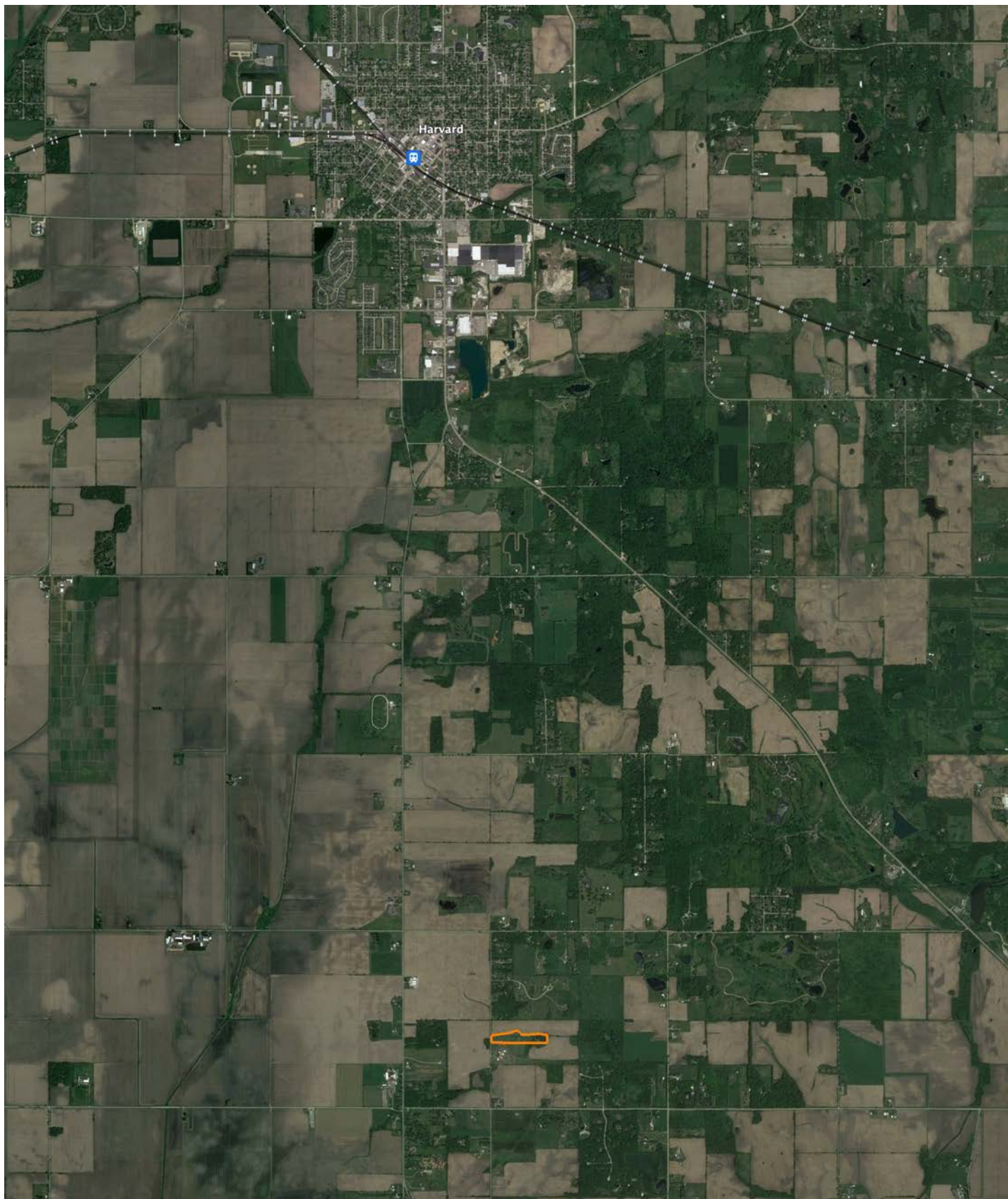
Area Symbol: IL111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	NDVI 2023
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	4.83	48.3%	Moderately well drained	**145	**46	**106	63
**527D2	Kidami loam, 6 to 12 percent slopes, eroded	2.62	26.2%	Moderately well drained	**142	**45	**104	71.4
W	Water	1.58	15.8%					67.2
**153A	Pella silty clay loam, cool, 0 to 2 percent slopes	0.75	7.5%	Poorly drained	**183	**60	**136	72.9
**527B	Kidami silt loam, 2 to 4 percent slopes	0.22	2.2%	Moderately well drained	**155	**50	**114	0
Weighted Average					124.4	39.6	91.2	

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, flooding, 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>

SOIL MAP



AGENT CONTACT

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
847.841.0521
DKissel@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.