

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

MCHENRY COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE TRACT IN A GREAT LOCATION

This 30 +/- acre gem is a farmer's dream, with rolling hills and top-notch Class B soil that's perfect for growing just about anything. The landscape is like a natural work of art, making it ideal for anyone looking to build a home or work the land. But it's not just for farmers – nature lovers and hunters will feel right at

home too. The place is teeming with wildlife, leaving no doubt that it's a prime spot for hunting. Whether you're after a cozy homestead or a hunting retreat, this piece of land has got you covered. Get this one under contract to start your planning for the 2024 crop season!



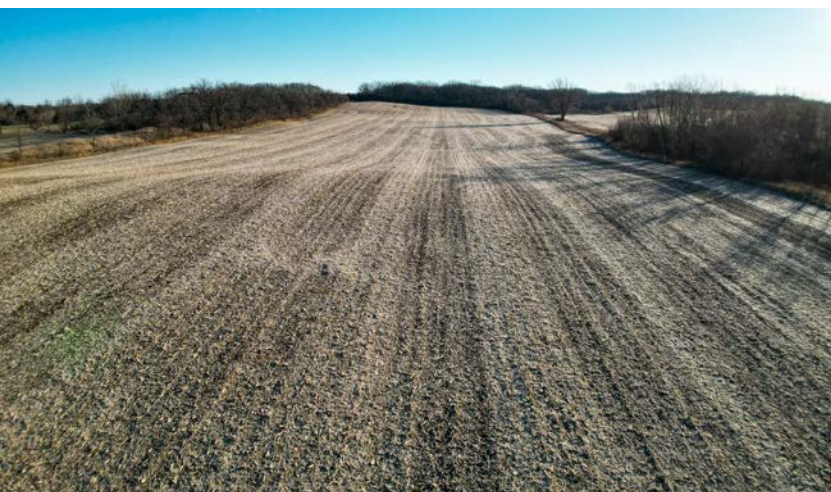
PROPERTY FEATURES

PRICE: **\$449,995** | COUNTY: **MCHENRY** | STATE: **ILLINOIS** | ACRES: **30**

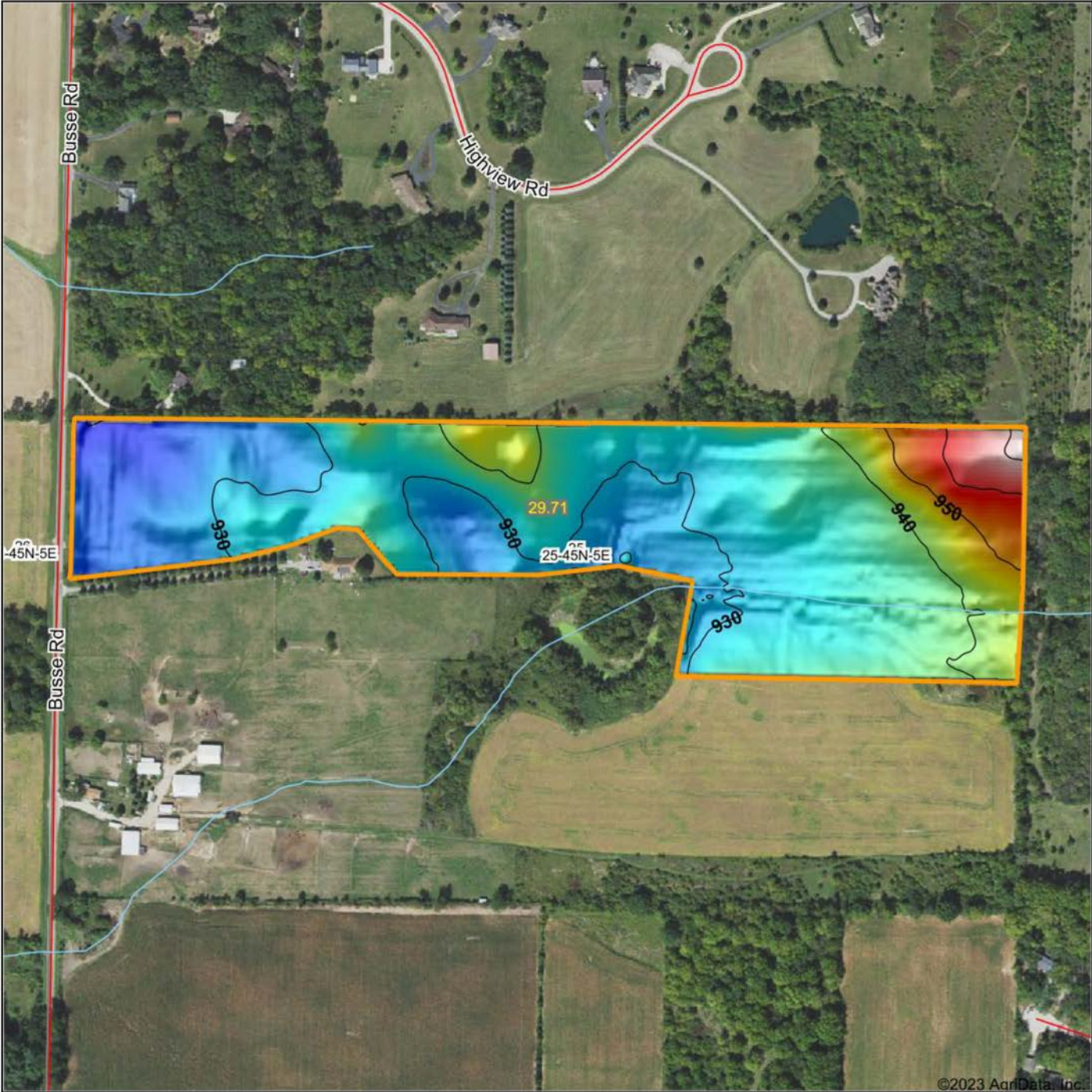
- Pl average of 118
- Conveniently located between Marengo and Harvard
- Minutes from IL-Rte 23
- Natural travel corridor for wildlife
- Natural bedding areas
- Just 35 minutes from Lake Geneva
- Road access
- Well maintained
- Close to elevator



30 +/- ACRE GEM



HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 919.5
 Max: 972.4
 Range: 52.9
 Average: 934.6
 Standard Deviation: 8.79 ft



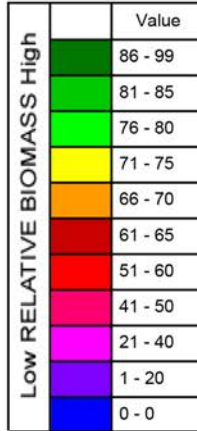
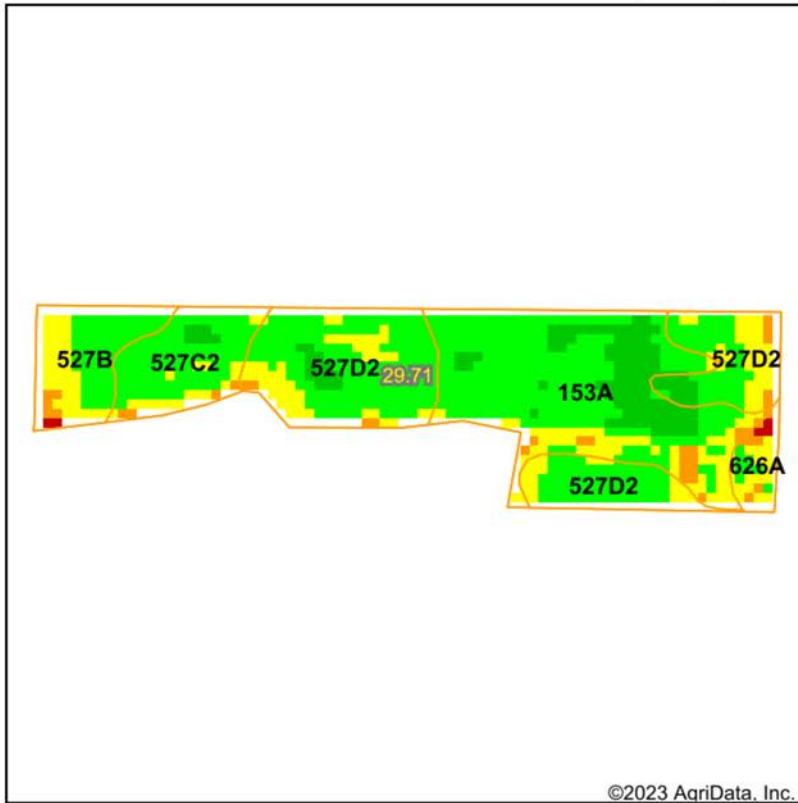
25-45N-5E
McHenry County
Illinois

Boundary Center: 42° 20' 54.65, -88° 36' 12.13



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOIL MAP



State: **Illinois**
 County: **McHenry**
 Location: **25-45N-5E**
 Township: **Dunham**
 Acres: **29.71**
 Date: **12/12/2023**

Crop:



Maps Provided By:



Soils data provided by USDA and NRCS.

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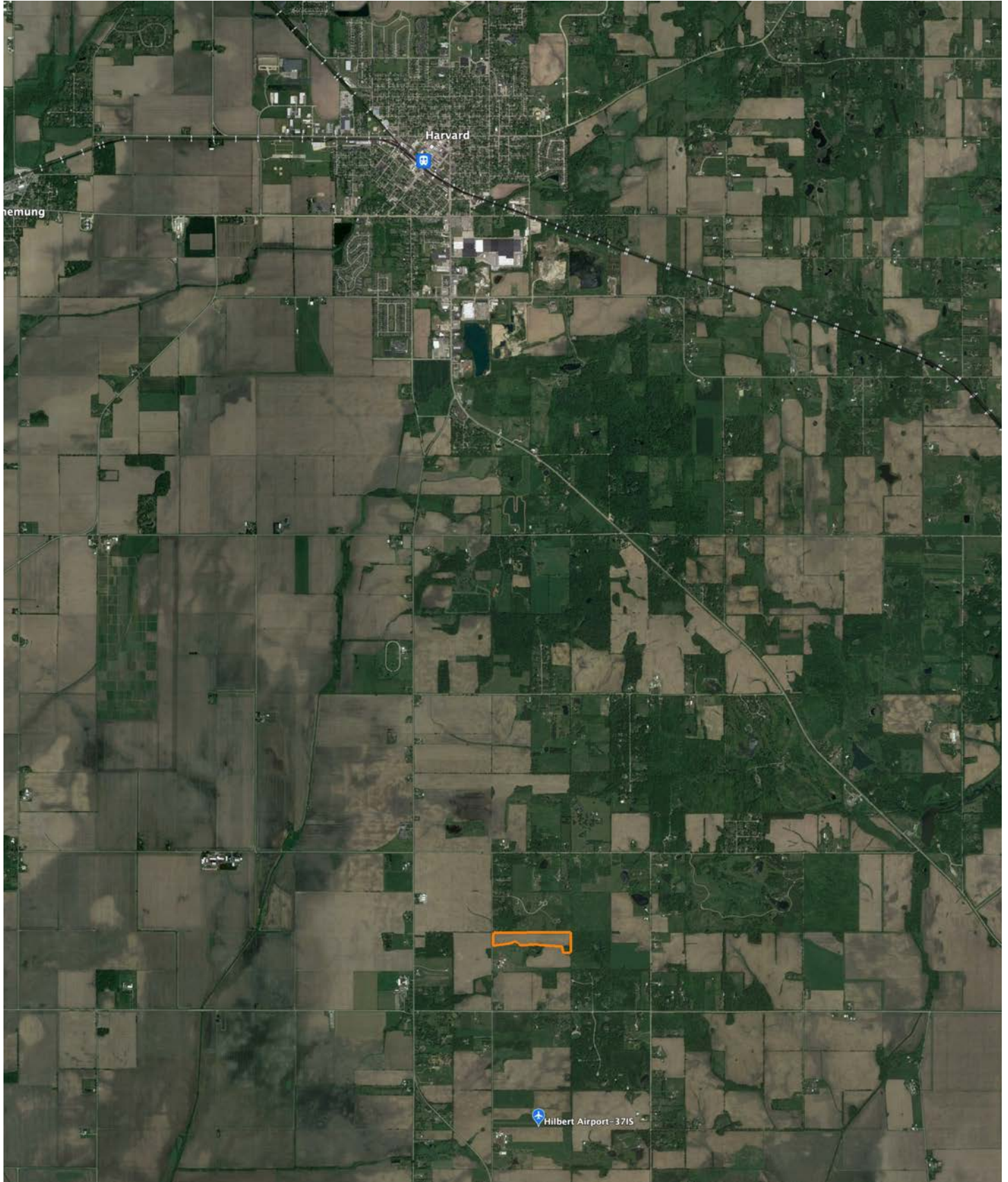
Area Symbol: IL111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	NDVI 2023
**153A	Pella silty clay loam, cool, 0 to 2 percent slopes	11.18	37.6%	Poorly drained	**183	**60	**136	78.3
**527D2	Kidami loam, 6 to 12 percent slopes, eroded	10.91	36.7%	Moderately well drained	**142	**45	**104	77
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	3.39	11.4%	Moderately well drained	**145	**46	**106	77.6
**527B	Kidami silt loam, 2 to 4 percent slopes	3.16	10.6%	Moderately well drained	**155	**50	**114	75.4
**626A	Kish loam, 0 to 2 percent slopes	1.07	3.6%	Poorly drained	**170	**53	**124	72.8
Weighted Average					160.2	51.6	118.1	

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>

OVERVIEW 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.



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