

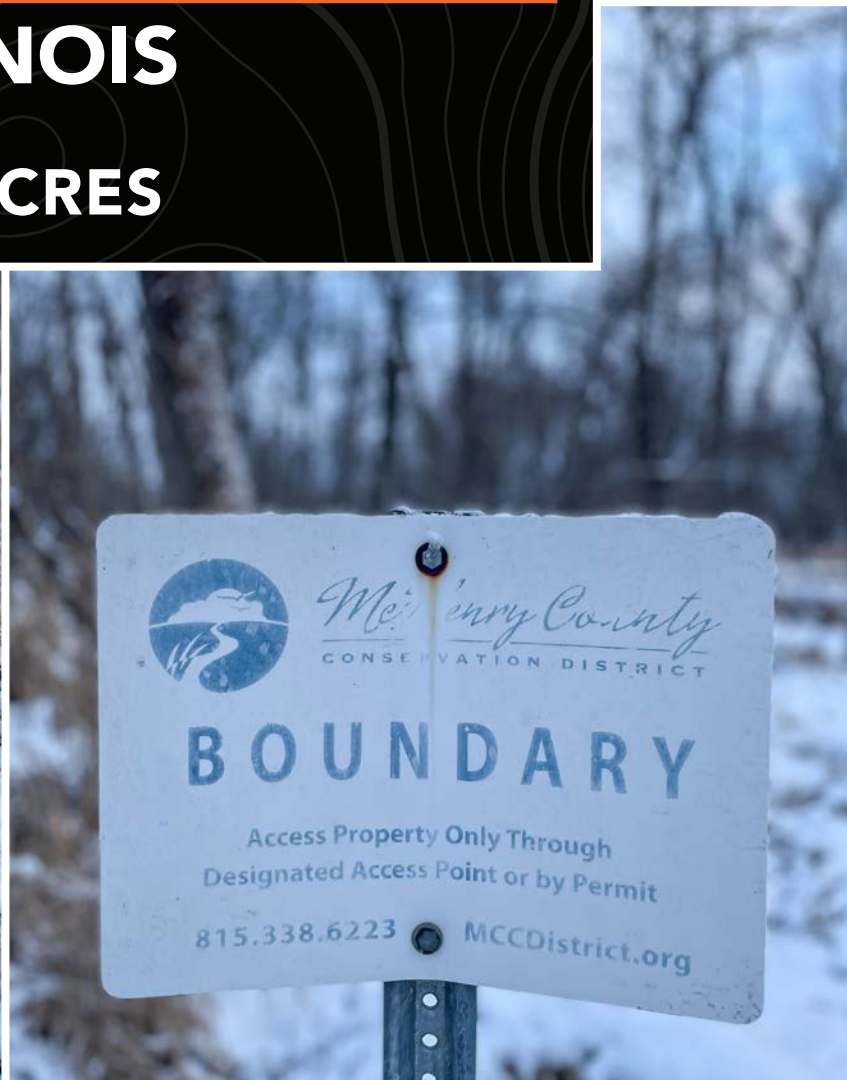


MIDWEST LAND GROUP
PRESENTS

MCHENRY COUNTY

ILLINOIS

45 ACRES

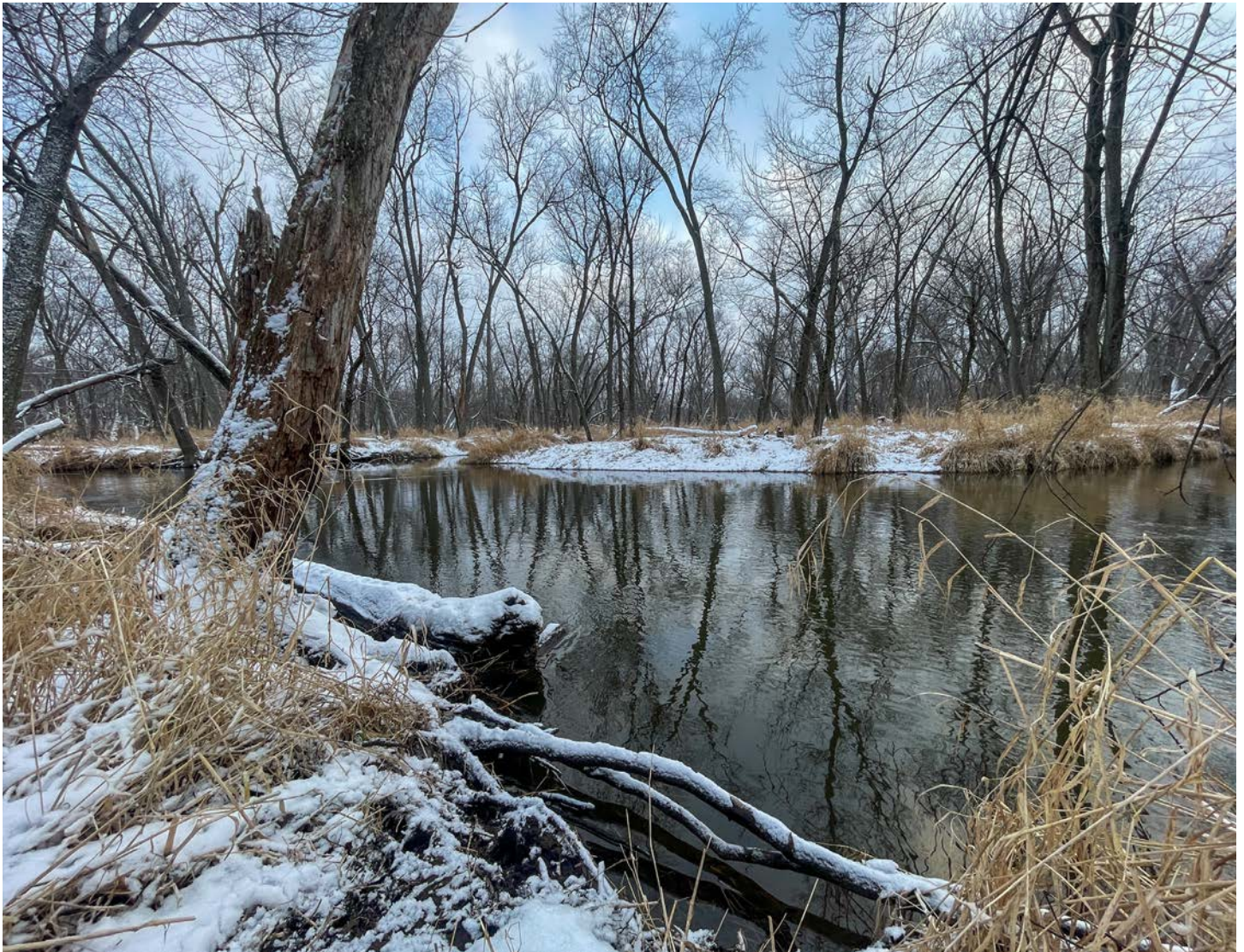


MIDWEST LAND GROUP IS HONORED TO PRESENT

A HUNTERS PARADISE IN NORTHERN ILLINOIS

Welcome to a hunter's dream — 45 +/- acres of pure bliss. Surrounded by McHenry County Conservation on two sides, with the scenic Kishwaukee River flowing through the property. Easy access is guaranteed thanks to a deeded easement, ensuring you can step into this slice of heaven effortlessly.

This rare gem isn't just about the location, it's a haven for anyone with a passion for chasing after big whitetail deer, ducks, turkey, or fish. The mix of mature timber and native grass creates the perfect setup for whitetail. If you're on the lookout for a top-notch hunting spot with a backdrop of natural beauty, this is your golden ticket. Get ready to make memories and bag some trophy bucks on this world-class hunting property.



PROPERTY FEATURES

PRICE: **\$286,480** | COUNTY: **MCHENRY** | STATE: **ILLINOIS** | ACRES: **45**

- Conservation land located on each side
- River access
- Mature timber throughout the property
- Deer, ducks, turkey are abundant
- Native grass throughout
- Extensive amounts of wildlife
- Area is known for large whitetail
- Deeded easement for easy access
- Multiple points of access
- Unparalleled location in McHenry County



45 +/- ACRES



KISHWAUKEE RIVER

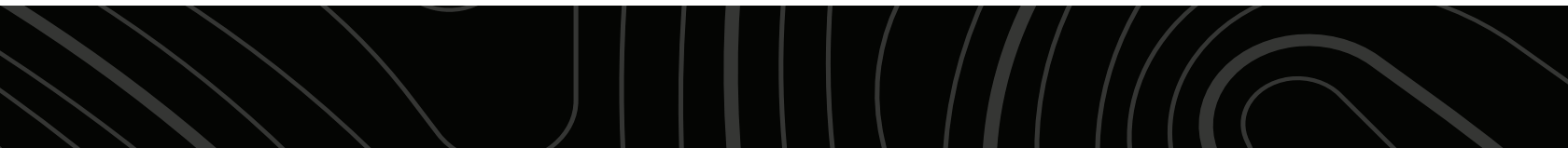
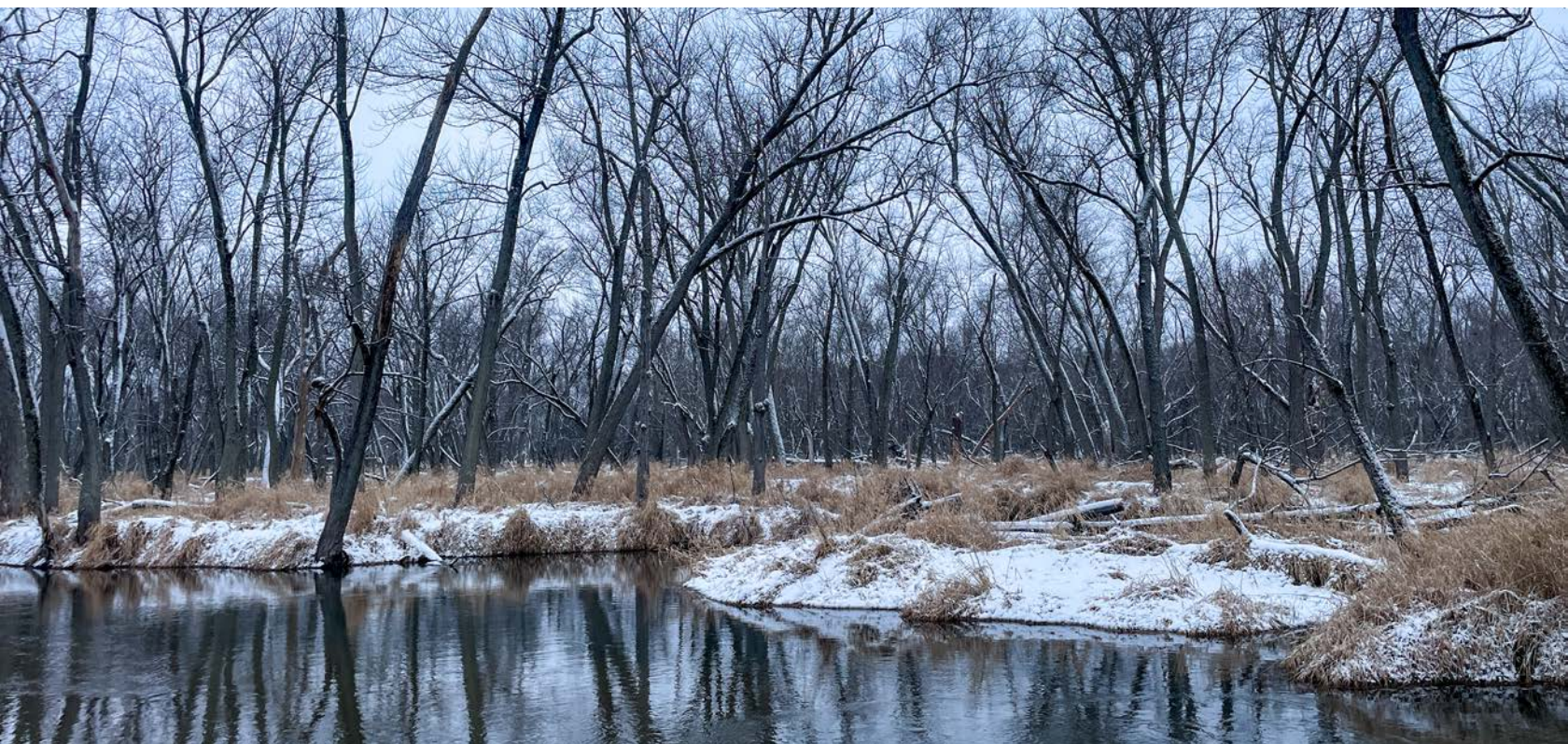
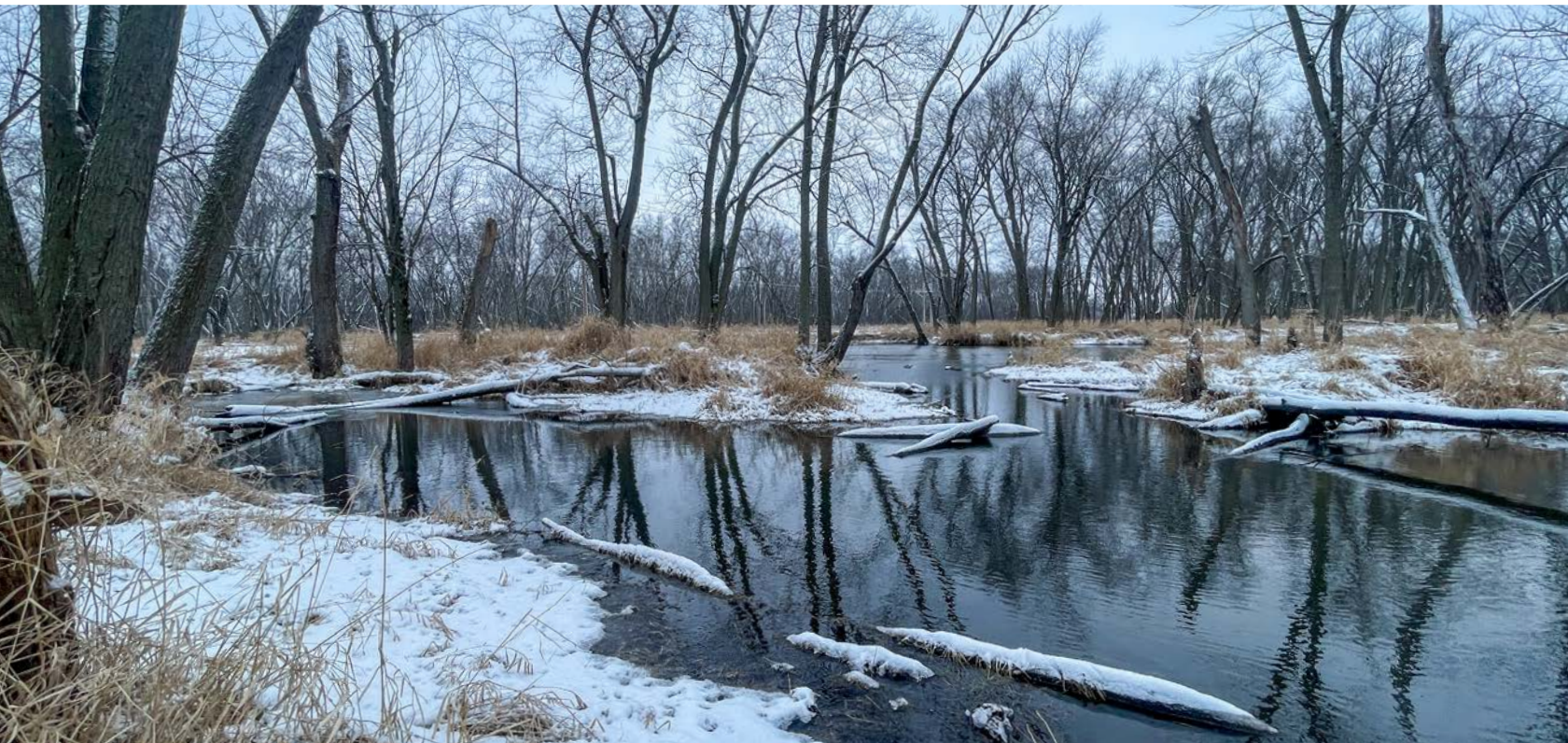


ABUNDANT WILDLIFE SIGN

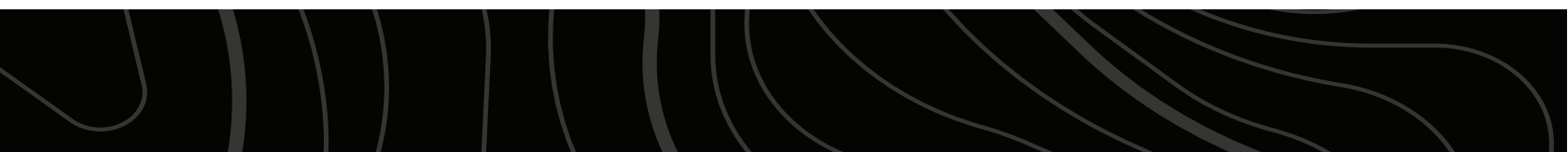


SURROUNDED BY CONSERVATION

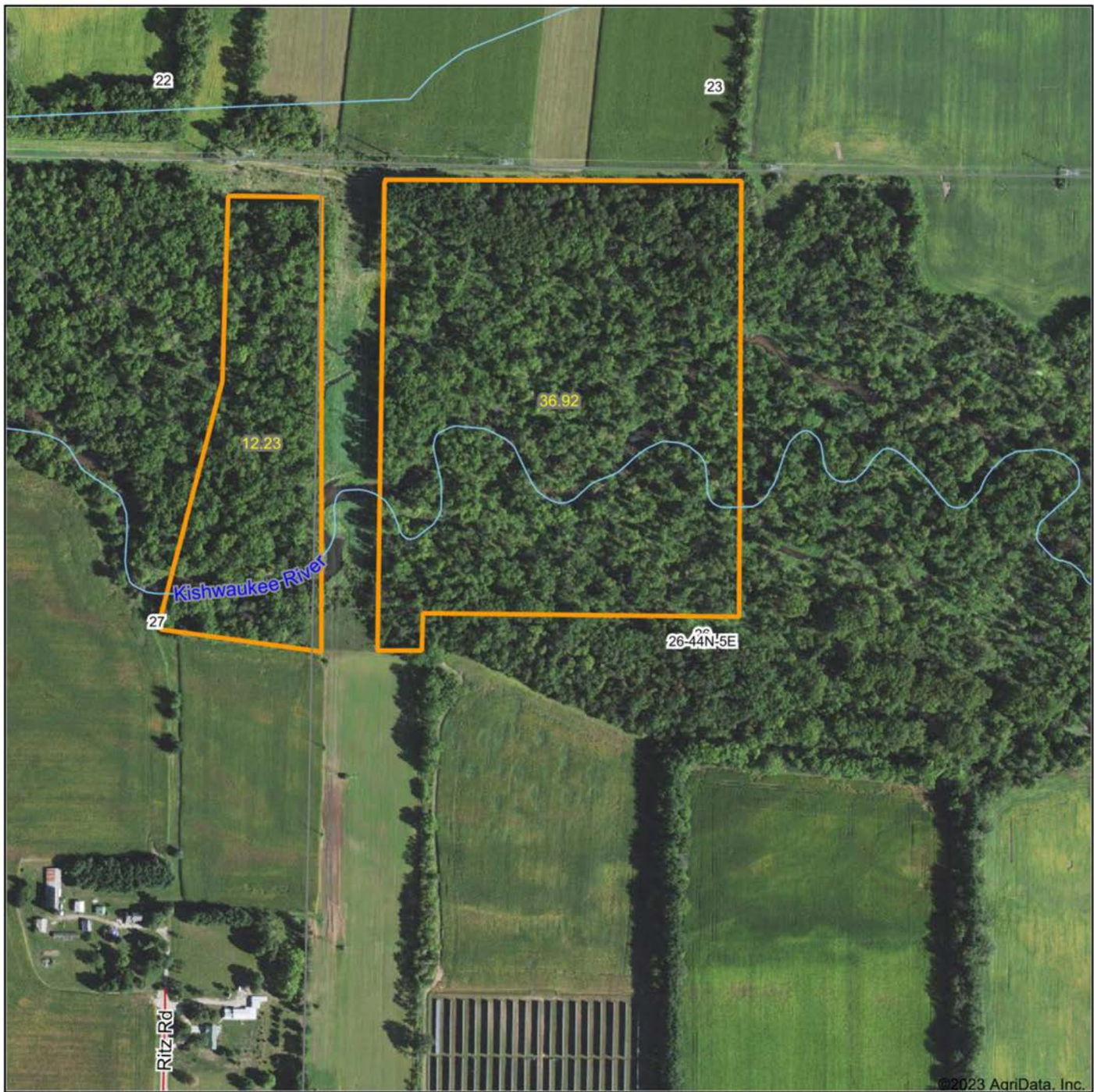
Surrounded by McHenry County Conservation on two sides, with the scenic Kishwaukee River flowing through the property.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 42° 16' 2.67, -88° 37' 34.73

0ft 496ft 991ft



Maps Provided By:



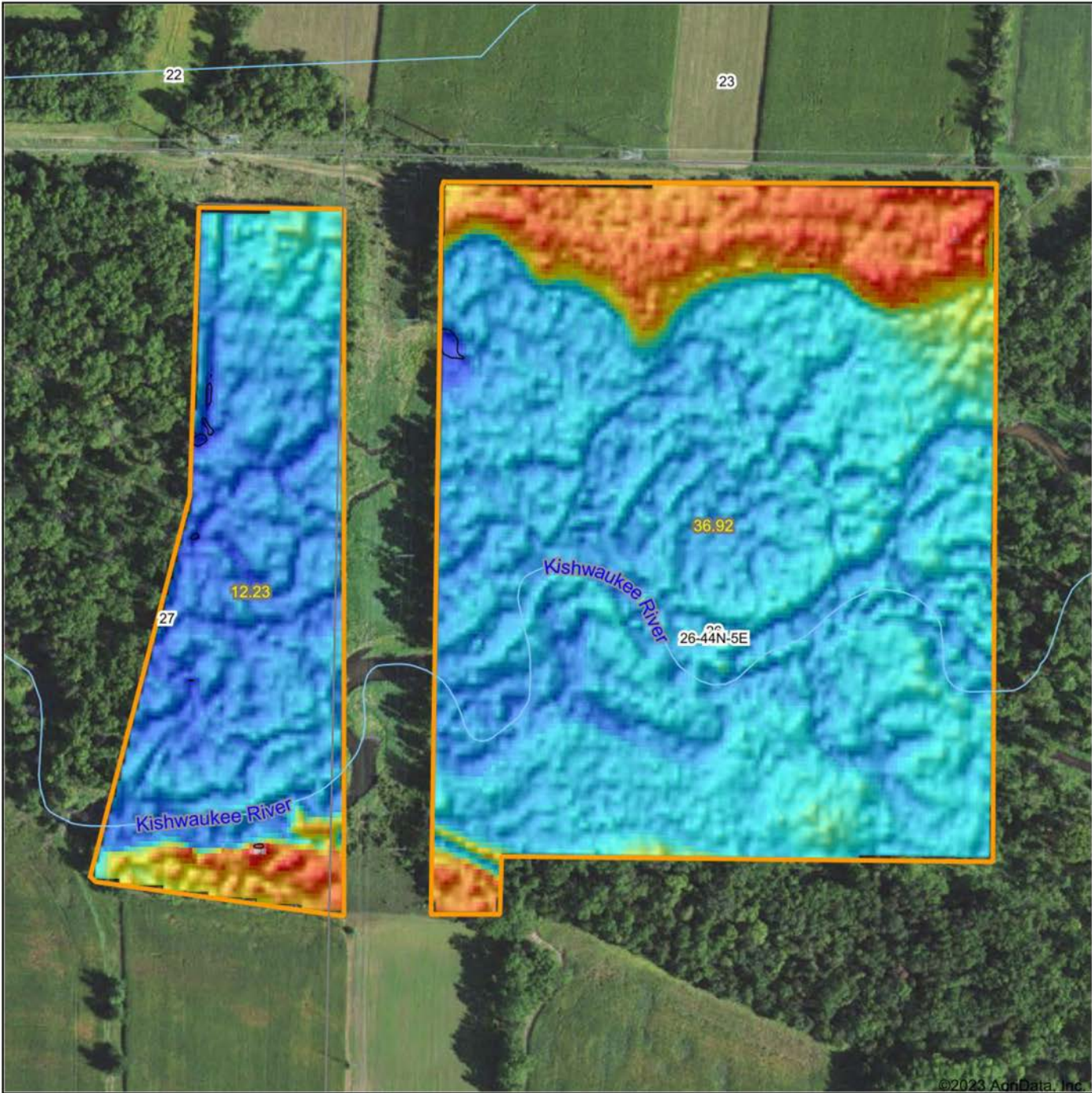
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26-44N-5E
McHenry County
Illinois

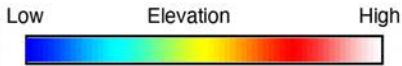


12/12/2023

HILLSHADE MAP



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Maps Provided By:
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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 789.6
 Max: 801.5
 Range: 11.9
 Average: 792.6
 Standard Deviation: 1.97 ft

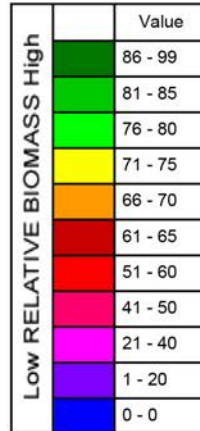
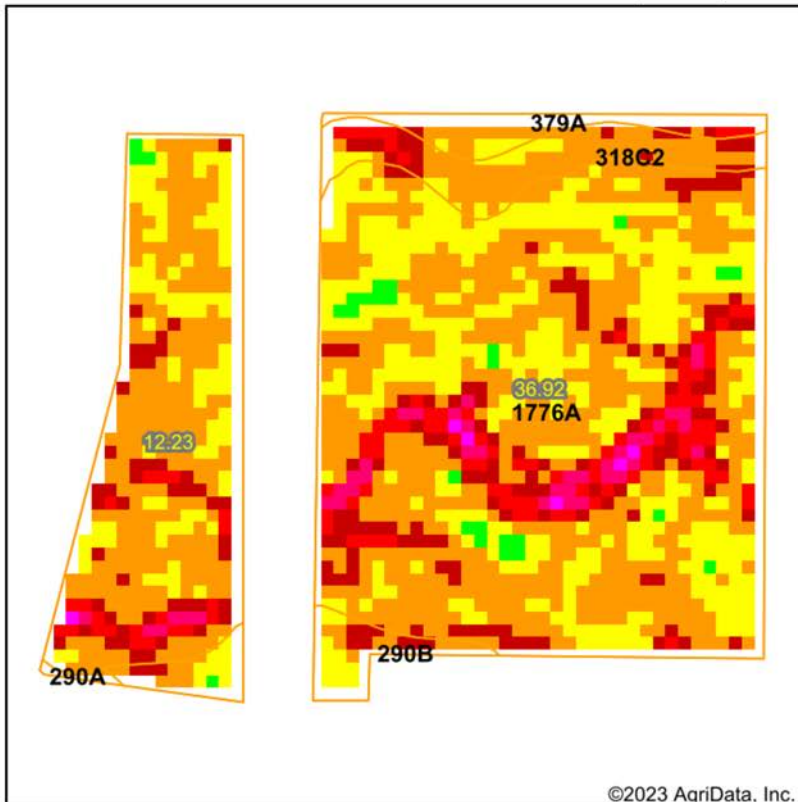


12/12/2023

26-44N-5E
McHenry County
Illinois

Boundary Center: 42° 16' 2.67, -88° 37' 34.73

SOIL MAP



State: **Illinois**
 County: **McHenry**
 Location: **26-44N-5E**
 Township: **Marengo**
 Acres: **49.15**
 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
**1776A	Comfrey loam, 0 to 2 percent slopes, undrained, occasionally flooded	43.00	87.5%	Poorly drained	**94	**31	**70	67.8
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	2.86	5.8%	Well drained	**132	**43	**97	67.1
**290B	Warsaw loam, 2 to 4 percent slopes	1.80	3.7%	Well drained	**156	**50	**115	69.3
**379A	Dakota loam, 0 to 2 percent slopes	1.39	2.8%	Well drained	**147	**48	**110	68
**290A	Warsaw loam, 0 to 2 percent slopes	0.10	0.2%	Well drained	**158	**51	**117	0
Weighted Average					100.1	32.9	74.4	

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.



DREW KISSEL,
LAND AGENT
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MidwestLandGroup.com

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