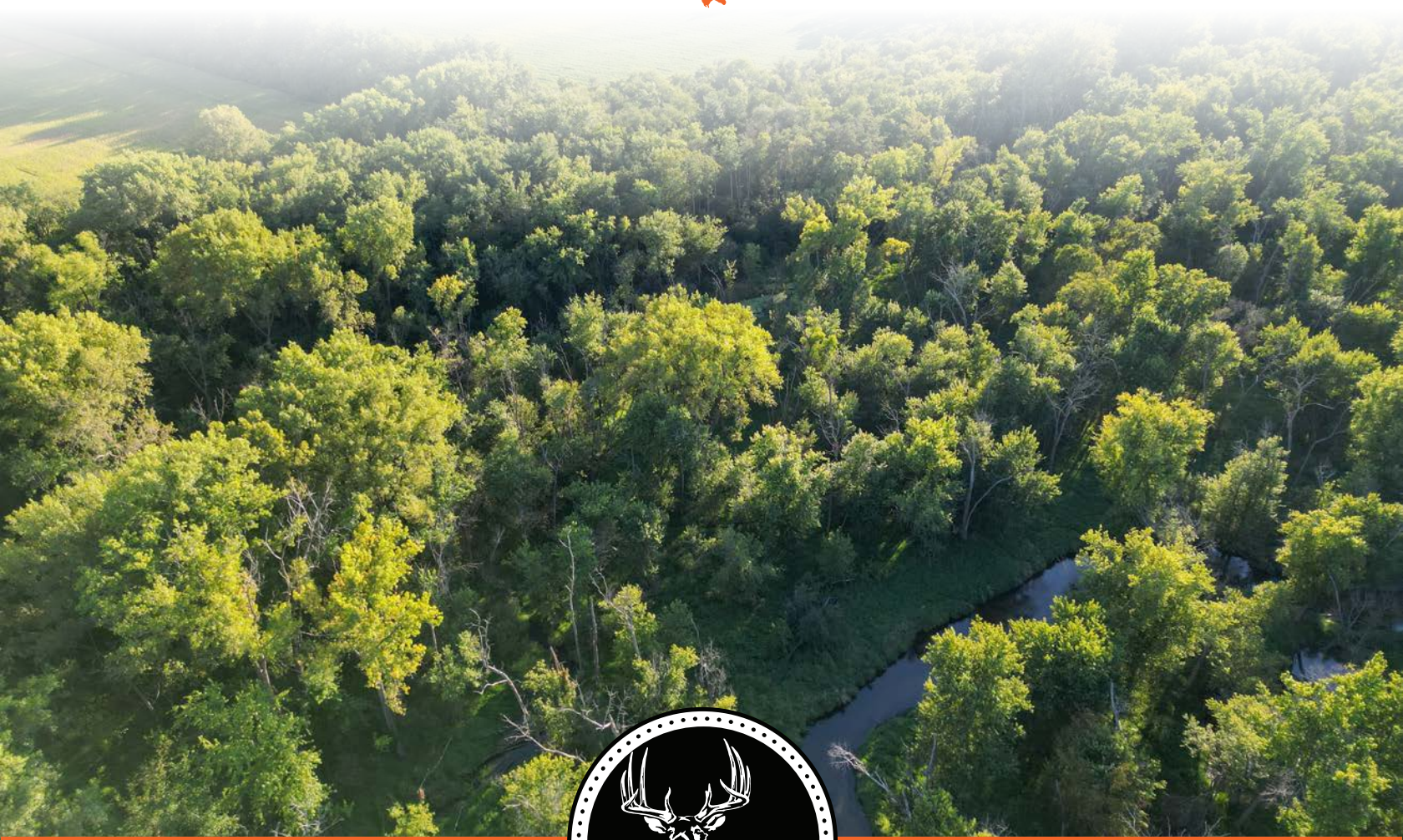


MIDWEST LAND GROUP PRESENTS

45 ACRES IN

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# McHENRY COUNTY ILLINOIS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# OUTSTANDING HUNTING GROUND ALONG THE KISHWAUKEE RIVER

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Welcome to a hunter's dream—45 +/- acres of pure bliss surrounded by McHenry County Conservation on both 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. 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: **\$255,000** | COUNTY: **McHENRY** | STATE: **ILLINOIS** | ACRES: **45**

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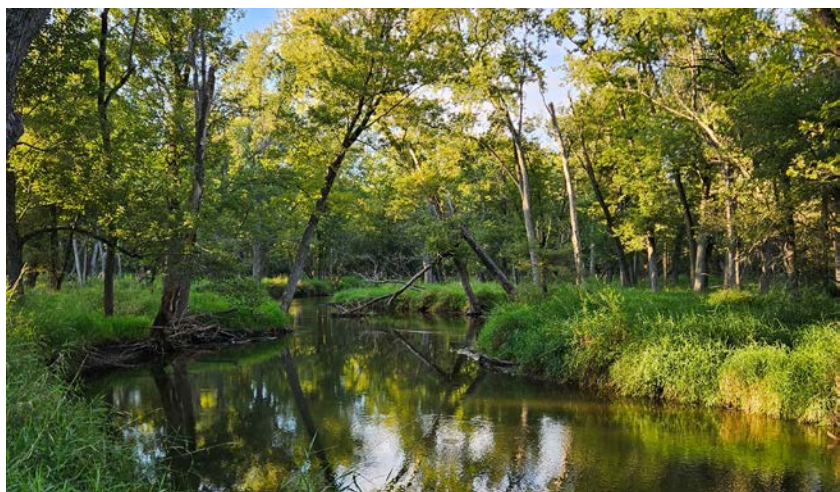
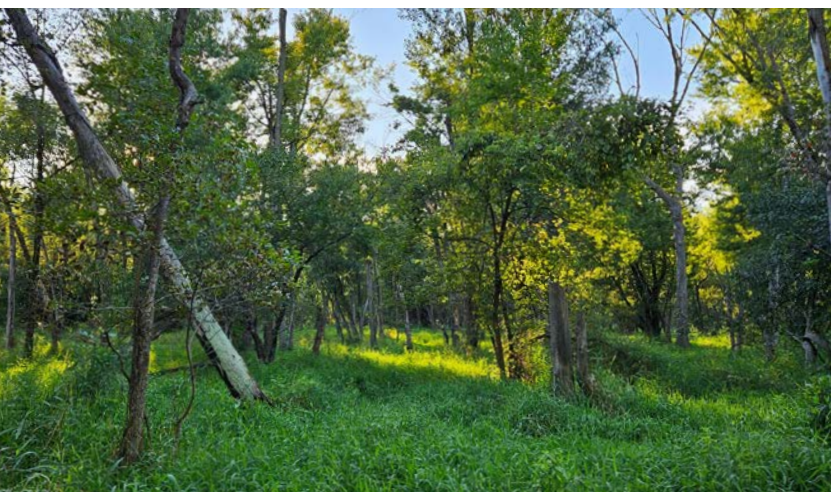
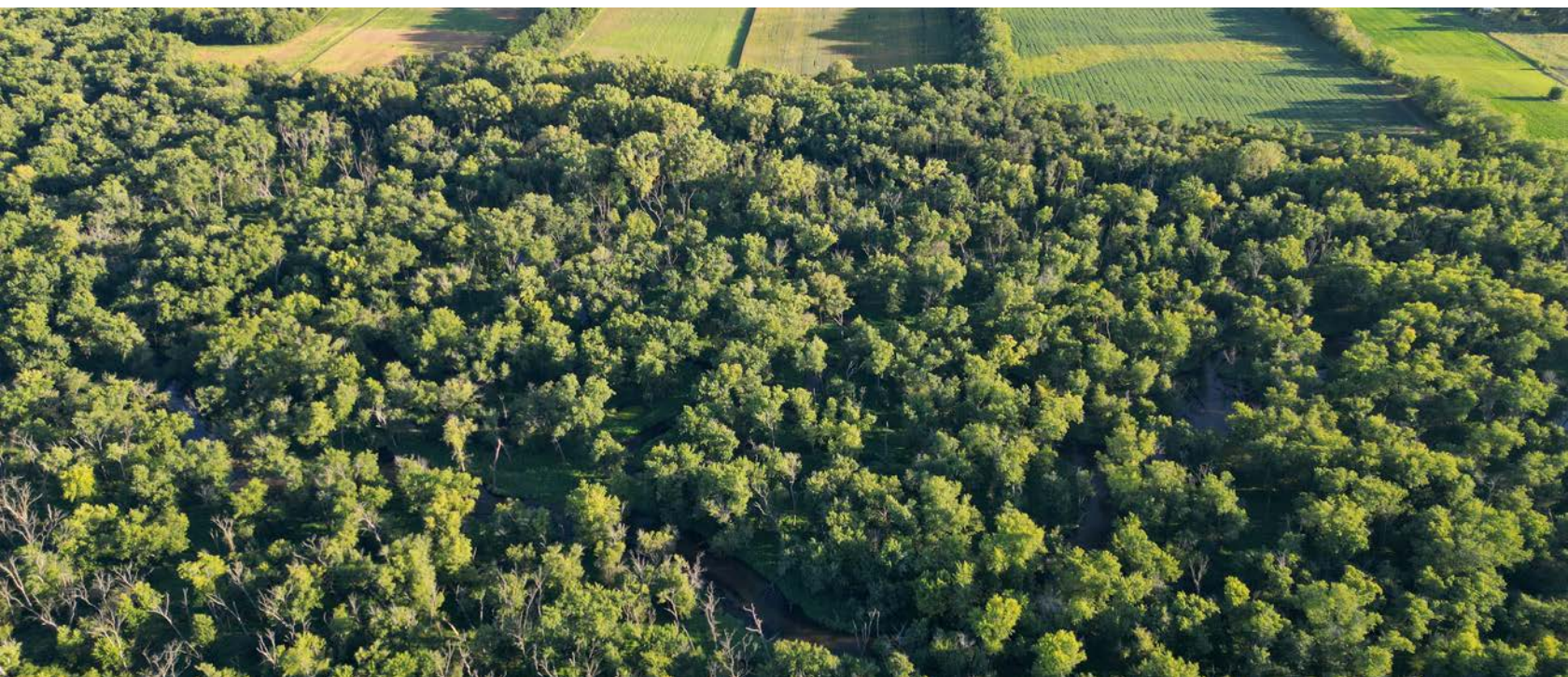
- Conservation land on each side
- River access
- Mature timber throughout the property
- Lots of deer sign
- Very little hunting pressure
- Native grass throughout
- Extensive amounts of wildlife
- Area is known for large whitetail
- Deeded easement for easy access
- Multiple points of access
- Unparalleled location in McHenry County





45 +/- ACRES

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# AERIAL MAP



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

0ft 496ft 991ft



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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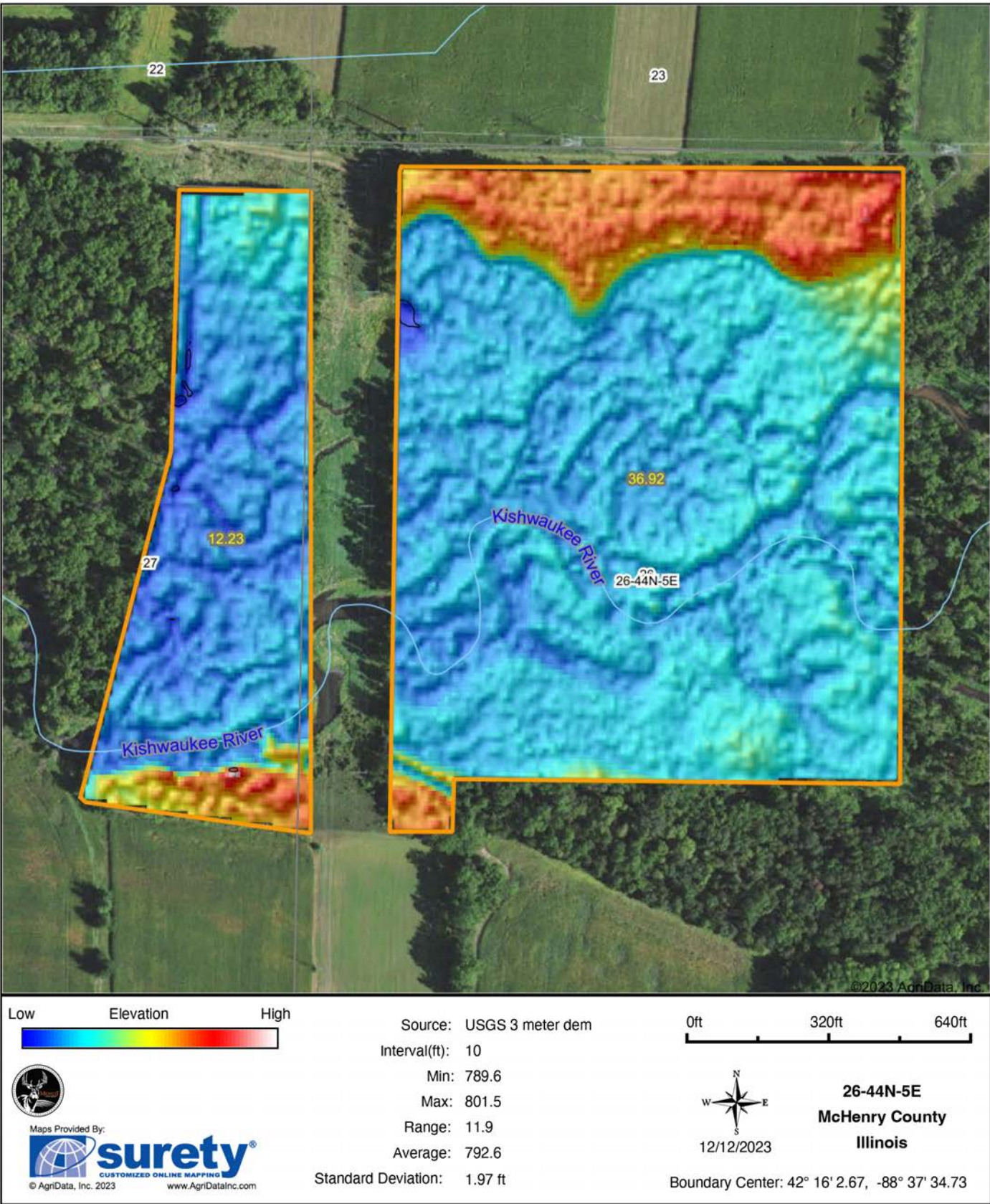
**26-44N-5E**  
**McHenry County**  
**Illinois**



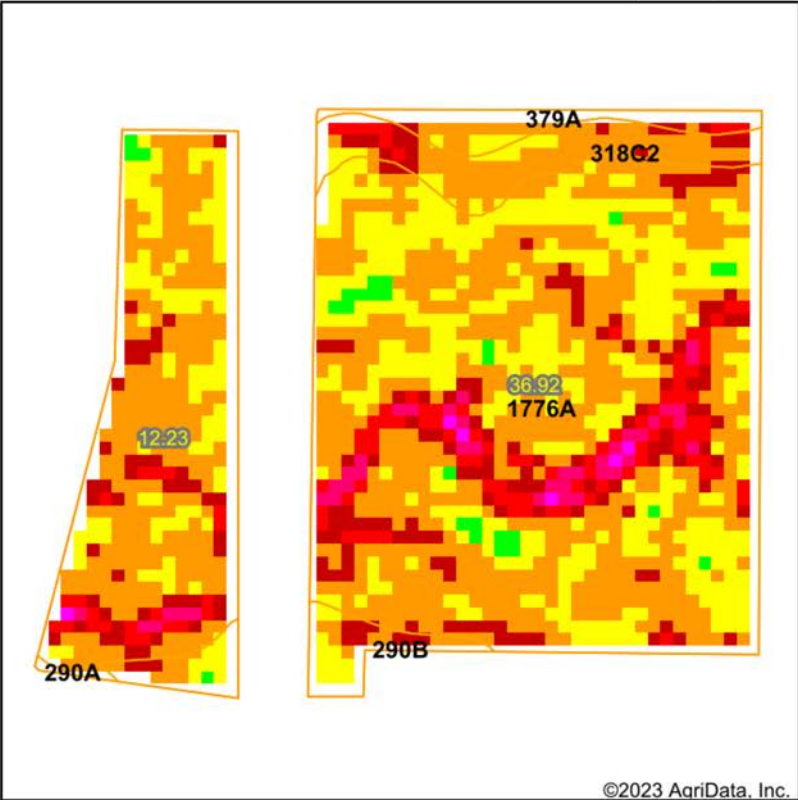
12/12/2023



# HILLSHADE MAP



# 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: **26-44N-5E**  
Township: **Marengo**  
Acres: **49.15**  
Date: **12/12/2023**

Crop:



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

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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

**847.841.0521**

[DKissel@MidwestLandGroup.com](mailto:DKissel@MidwestLandGroup.com)



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## MidwestLandGroup.com

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