

MIDWEST LAND GROUP PRESENTS

5 ACRES

KANE COUNTY, IL

17 N 975 HARMONY ROAD, HAMPSHIRE, ILLINOIS 60140



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

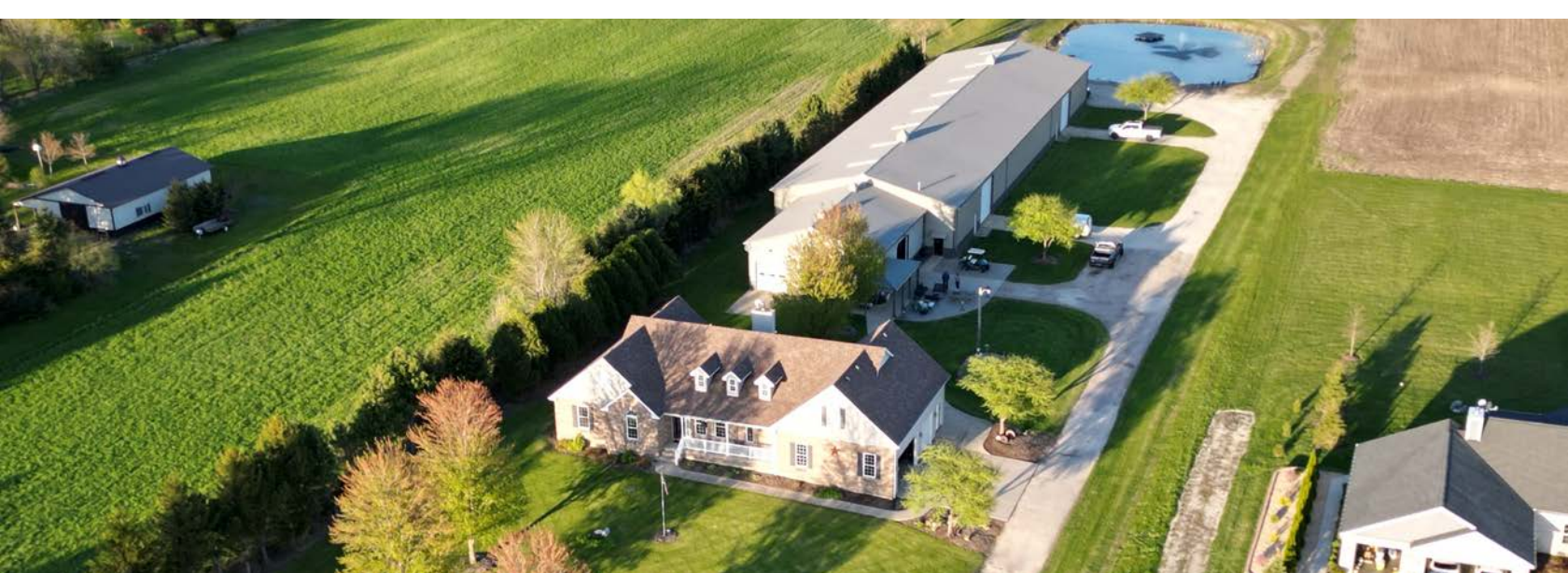
BEAUTIFUL CUSTOM HOME & WORKSHOP ON 5 +/- ACRES

This custom built home sits on 5 +/- beautiful acres and was designed with attention to every detail. Featuring 4 bedrooms and 2.5 bathrooms, it offers a perfect blend of luxury, comfort, and functionality. The full English lookout basement boasts 9-foot ceilings, radiant floor heating, and a wine cellar/workshop that could easily be converted into a gun safe or secure room. Plumbing has already been roughed in, making it ready for the new owners to finish to their needs. Upstairs, you'll find vaulted ceilings, fresh paint, a cozy wood-burning stove, and a large kitchen island ideal for entertaining. The spacious mudroom and convenient laundry room with an attached half bath add to the home's thoughtful layout. A massive garage provides plenty of space for vehicles, equipment, and storage.

Built in 2003, the finished workshop was constructed

with no expense spared, featuring 8,000 PSI concrete floors strong enough for any project, radiant floor heating, piped air lines for easy tool access, strategically placed lighting, and water access to help with cleaning and projects. Attached to the workshop is an impressive 60'x200' storage building, perfect for housing all your toys, agricultural equipment, or serving as a blank canvas for your imagination. Additional features include a heated bus stop at the end of the driveway, giving kids a warm and comfortable place to wait on those cold winter mornings - a thoughtful touch for Midwest living. Plus, much more!

This property combines high-end craftsmanship, ultimate functionality, and thoughtful extras to create a one-of-a-kind opportunity. Don't miss your chance to call this dream home your own - schedule a showing today!



PROPERTY FEATURES

PRICE: **\$880,000** | COUNTY: **KANE** | STATE: **ILLINOIS** | ACRES: **5**

- 40 minutes from O'Hare Airport
- Just 7 minutes from I-90
- 6 minutes from Hampshire High School
- Radiant heat
- Wine cellar/safe room
- Full English lookout basement with roughed-in plumbing
- Fully finished workshop with water & heat
- Heated bus stop
- Spring-fed, stocked pond with sand beach, swim platform, fountain, & electric lighting
- 60'x200' pole barn perfect for horses or equipment storage
- Tillable field



CUSTOM BUILT HOME

This custom built home sits on 5 +/- beautiful acres and was designed with attention to every detail. Featuring 4 bedrooms and 2.5 bathrooms, it offers a perfect blend of luxury, comfort, and functionality.



4 BEDROOMS AND 2.5 BATHROOMS



FULL ENGLISH LOOKOUT BASEMENT



FULLY FINISHED WORKSHOP & POLE BARN



SPRING-FED, STOCKED POND



AERIAL MAP



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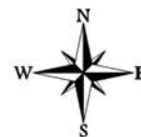
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Boundary Center: 42° 7' 27.5, -88° 31' 57.04

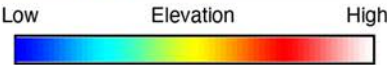
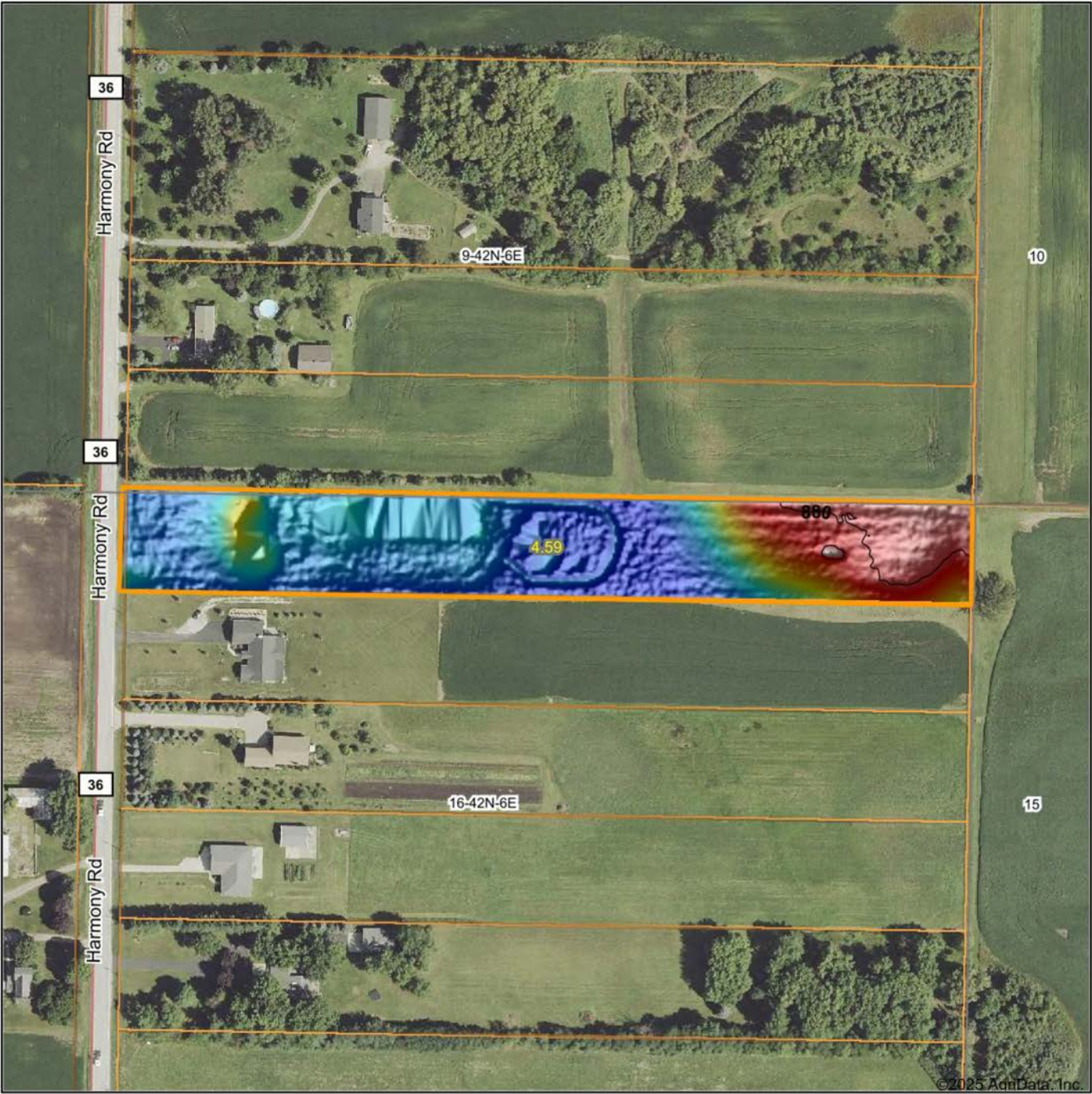
16-42N-6E
Kane County
Illinois

0ft 304ft 608ft



4/28/2025

HILLSHADE MAP



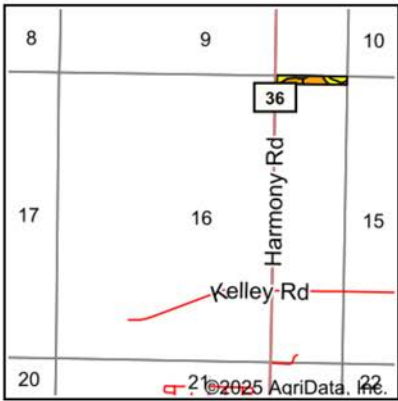
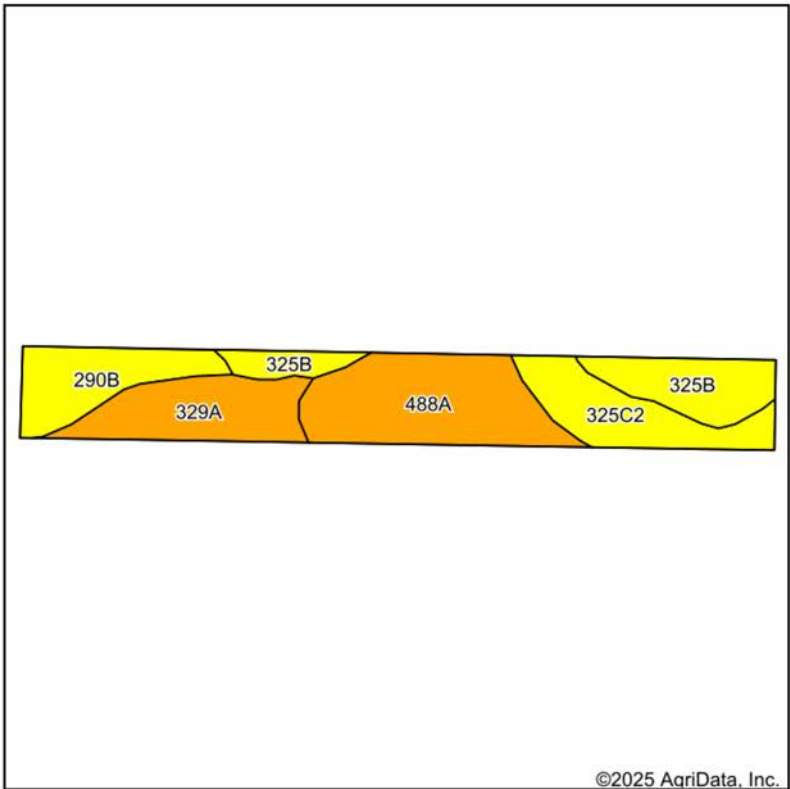
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 869.9
Max: 882.3
Range: 12.4
Average: 873.7
Standard Deviation: 3.51 ft



16-42N-6E
Kane County
Illinois
4/28/2025
Boundary Center: 42° 7' 27.5, -88° 31' 57.04

SOILS MAP



State: **Illinois**
County: **Kane**
Location: **16-42N-6E**
Township: **Hampshire**
Acres: **4.59**
Date: **4/28/2025**



Maps Provided By:



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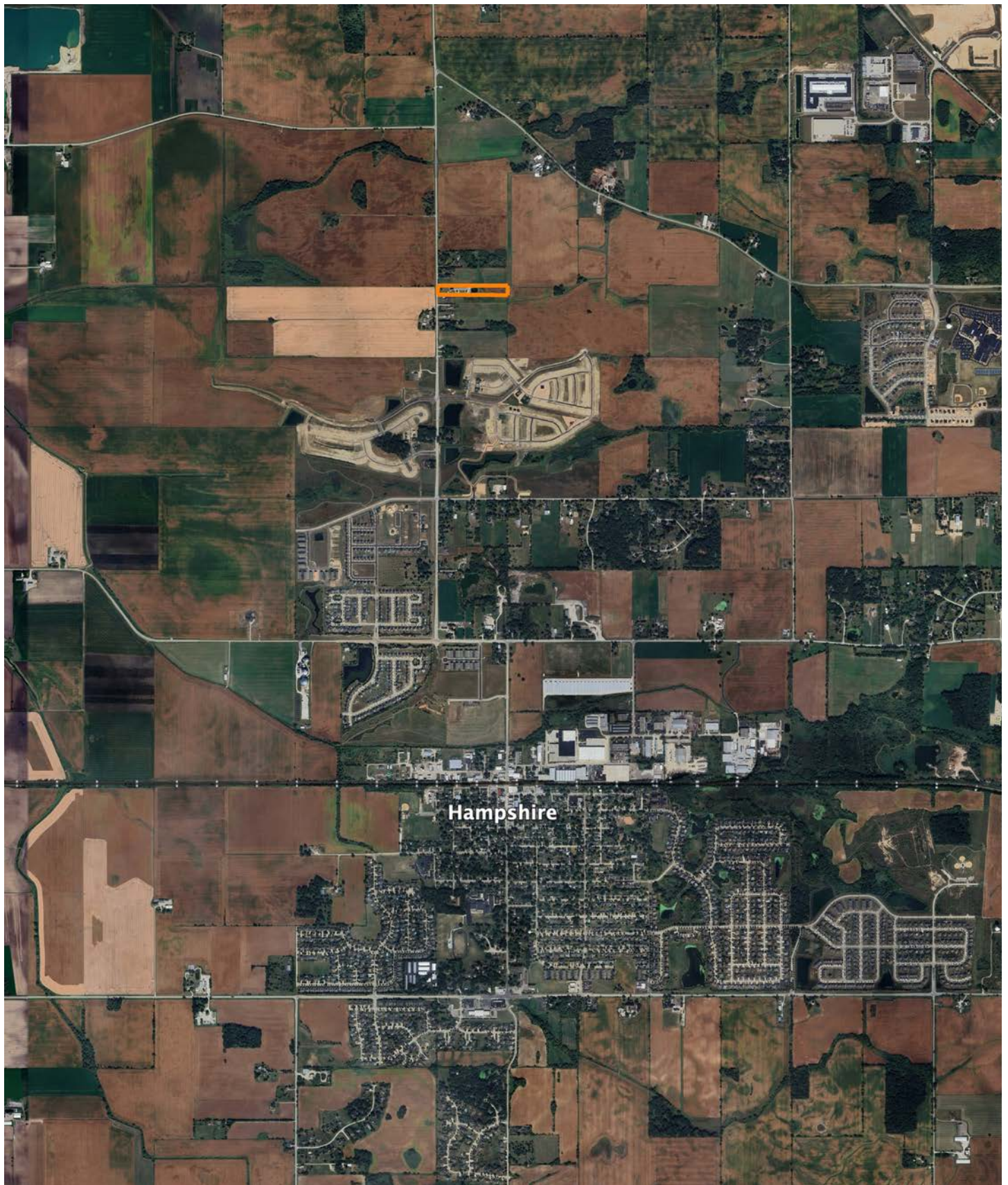


Area Symbol: IL089, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n N/C
**488A	Hooppole loam, 0 to 2 percent slopes	1.37	29.8%		> 6.5ft.	FAV	**163	**54	**64	**78	0	**5.00	**121	77	
**329A	Will loam, 0 to 2 percent slopes	0.87	19.0%		2.3ft. (Strongly contrasting textural stratification)	FAV	**172	**58	**68	**87	0	**5.00	**127	65	
**325B	Dresden silt loam, 2 to 4 percent slopes	0.84	18.3%		2.6ft. (Strongly contrasting textural stratification)	FAV	**156	**50	**60	**81	0	**4.00	**115	63	
**325C2	Dresden silt loam, 4 to 6 percent slopes, eroded	0.80	17.4%		2.6ft. (Strongly contrasting textural stratification)	FAV	**149	**48	**57	**77	0	**4.00	**109	59	
**290B	Warsaw loam, 2 to 4 percent slopes	0.71	15.5%		2.4ft. (Strongly contrasting textural stratification)	FAV	**156	**50	**62	**79	0	**5.00	**116	69	
Weighted Average							159.9	52.4	62.5	80.2	*-	4.6	118.2	*n 67.8	"

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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

847.841.0521

DKissel@MidwestLandGroup.com



MidwestLandGroup.com

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