

MIDWEST LAND GROUP PRESENTS

119 ACRES IN

McHENRY COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT INVESTMENT FARM WITH PRIVATE RIVER ACCESS

Nestled in the serene and picturesque landscape of Marengo, Illinois, this 119 +/- acre property presents an outstanding investment opportunity for savvy buyers seeking both immediate income and long-term potential. The estate features two well-maintained homes, thoughtfully divided into three rental units that generate substantial monthly income, providing a reliable cash flow from day one. Complementing the residential income, approximately 50 +/- acres of fertile, tillable land is leased at \$195 per acre annually, yielding a steady \$9,750 per year. Additionally, a spacious barn with heat and concrete floors offers versatile potential for storage, workshops, or further development, making this property a diversified income powerhouse in a growing rural market.

Beyond its financial appeal, the true gem of this property lies in its natural beauty and recreational opportunities. Behind the tillable fields, 45 +/- acres of prime hunting land offer an outdoor enthusiast's paradise, with abundant whitetail deer and turkey populations. The property's private access to the Kishwaukee River enhances its allure, providing opportunities for fishing, kayaking, or simply enjoying the tranquil waterfront. With a touch of vision and some effort, this expansive acreage could be transformed into a premier hunting sanctuary or a private retreat, blending income generation with the joys of rural living. Don't miss this rare chance to own a versatile, income-producing estate with endless possibilities in the heart of Marengo's countryside and just minutes from downtown.



PROPERTY FEATURES

PRICE: **\$1,240,000** | COUNTY: **McHENRY** | STATE: **ILLINOIS** | ACRES: **119**

- Private river access
- Heated barn with concrete floors
- Two homes make up three rental units
- Outstanding location just outside Marengo, IL
- Great ROI
- Mature timber
- History of deer and turkey
- Solid income producer
- Minutes from I-90
- Property borders McHenry Conservation Land

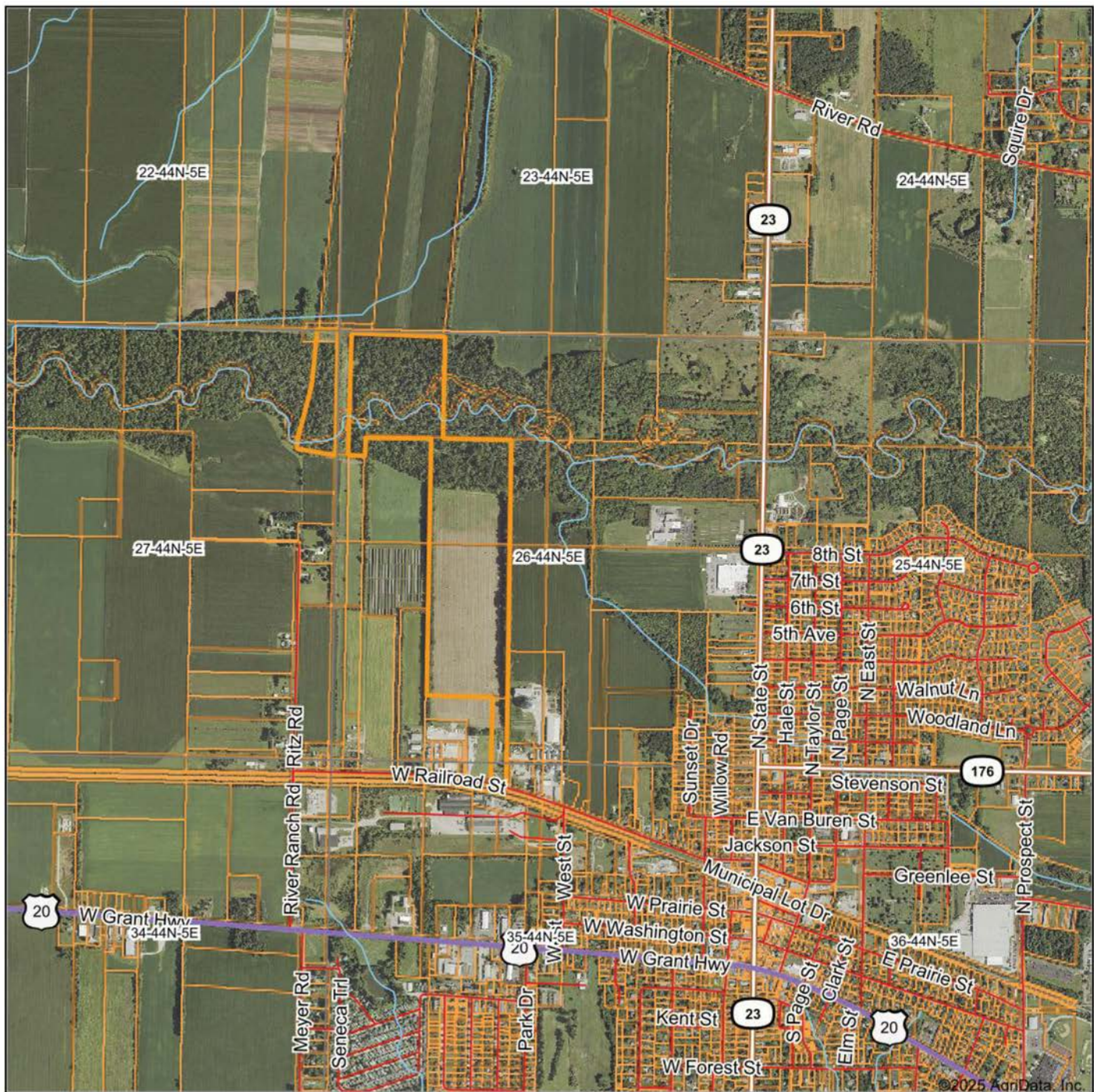
TILLABLE LAND INCOME



OUTSTANDING LOCATION



AERIAL MAP



Maps Provided By:



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Boundary Center: 42° 15' 43.22, -88° 37' 29.43

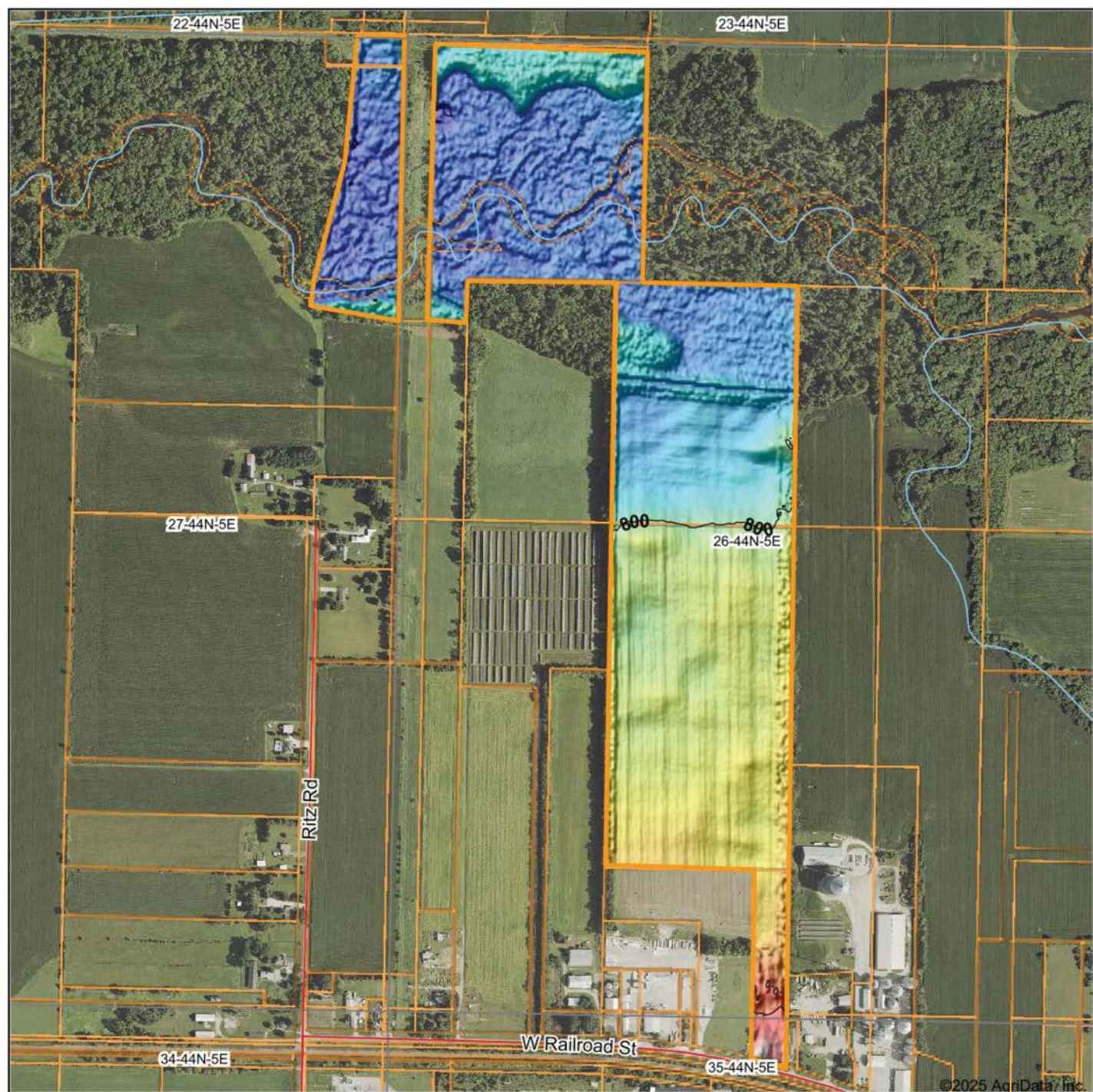
26-44N-5E
McHenry County
Illinois

0ft 1912ft 3824ft



6/4/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10

Min: 789.4

Max: 818.1

Range: 28.7

Average: 797.2

Standard Deviation: 5.31 ft

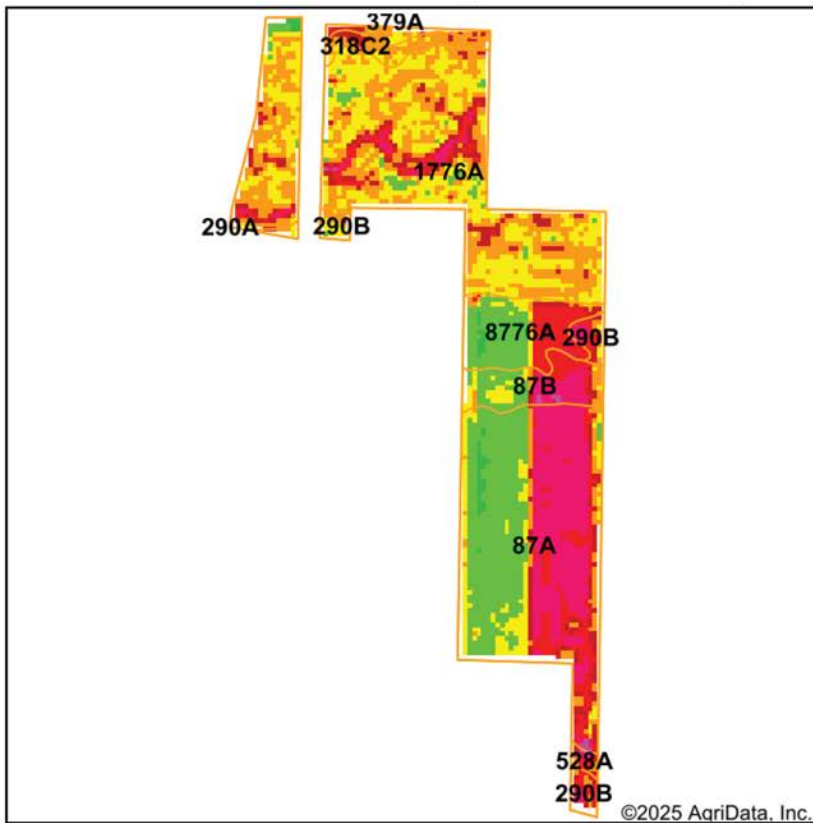
0ft 842ft 1684ft



26-44N-5E
McHenry County
Illinois

Boundary Center: 42° 15' 43.22, -88° 37' 29.43

CROP HISTORY 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: **124.02**
 Date: **6/4/2025**

Crop:

Deciduous Forest - 33%
 Corn - 29%

*USDA CropScape



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL111, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	NDVI 2024	*n NCCPI Overall
**1776A	Comfrey loam, 0 to 2 percent slopes, undrained, occasionally flooded	55.17	44.6%	Poorly drained	**94	**31	**71	68.9	33
**87A	Dickinson sandy loam, 0 to 2 percent slopes	43.53	35.1%	Well drained	**142	**46	**103	63.4	68
**8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	9.18	7.4%	Poorly drained	**188	**62	**141	70.2	65
**87B	Dickinson sandy loam, 2 to 5 percent slopes	6.73	5.4%	Well drained	**141	**46	**102	62.4	67
**290B	Warsaw loam, 2 to 4 percent slopes	4.03	3.2%	Well drained	**156	**50	**116	61.9	69
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	3.00	2.4%	Well drained	**132	**43	**97	68.1	43
**379A	Dakota loam, 0 to 2 percent slopes	1.70	1.4%	Well drained	**147	**48	**110	68.7	76
**528A	Lahoguess loam, 0 to 2 percent slopes	0.68	0.5%	Somewhat poorly drained	**170	**55	**126	48.8	79
Weighted Average					124.4	40.6	92		*n 51.8

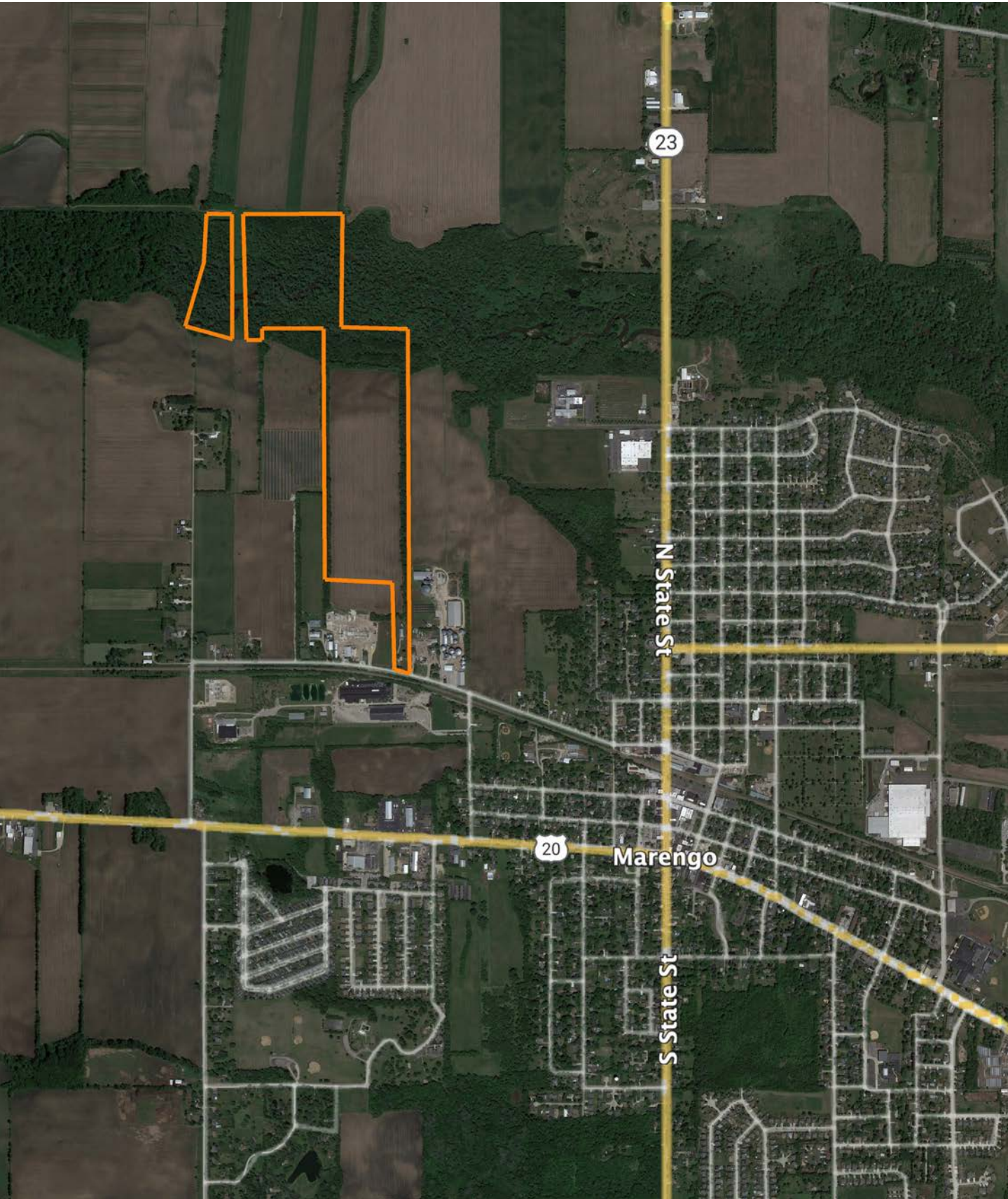
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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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