

MIDWEST LAND GROUP PRESENTS

31.34 ACRES IN

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# HENRY COUNTY ILLINOIS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 31.34 +/- ACRE MIXED USE DIAMOND IN THE ROUGH IN HENRY COUNTY

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An absolute diamond in the rough in Henry County, Illinois. The perfect mix of tillable ground and pasture on this 31.34 +/- acre tract. Complimenting the functional aspect of this property is a 36'x54' machine shed with electricity and a concrete floor for convenient on-site storage and/or workspace. It features two large overhead doors, 17'x9' on the south side and 16'x12' on the west side, that would accommodate easy drive-through access. Adjacent to the shed on the freshly maintained large gravel drive is a 10,000-bushel drying bin.

The property has convenient access from both County Highway 28 and East 2450th Street. The current tillable ground of 7 +/- acres was most recently in wheat under a year-to-year rental agreement with a neighboring farmer. The new owner may choose to continue that arrangement or utilize it themselves for the 2026 season. Currently, the property boasts 25 + acres of pasture that is fenced and ready to accept cattle, with about 50' on the southwest side that has been temporarily removed to accommodate a pass-through for the neighbor's cattle to utilize the property. If more tillable ground is desired, there is potential to convert some of the pasture in the

northwest and southeast corners of the property.

In the heart of the property lies a blank canvas with sitework started on maintaining a spring-fed 1.5 +/- acre pond. The owner has removed a portion of the dam and all the trees that were slowly deteriorating the dam's integrity. The new owner will have the option of restoring the pond to its former glory or simply allowing the cattle to enjoy the free-flowing natural springs as a water source. With everything being offered as is, the new owner wins either way.

The property is conveniently located just north of the town of Kewanee and about 5 miles south of Interstate 80. From there, Davenport, Iowa, is just 35 miles to the west, and the lakefront of Chicago is just over 2 hours to the east. If you're into the outdoors, you will find great hiking and sightseeing just minutes away at Johnson-Sauk Trail State Recreation Area. If golf is your game, the Midland Golf Club is just a short drive south.

With the perfect combination of tillable ground, pasture, spring-fed water, on-site grain drying/storage, and the existing machine shop, this property will not be on the market very long.

# PROPERTY FEATURES

COUNTY: **HENRY** | STATE: **ILLINOIS** | ACRES: **31.34**

- 31.34 +/- acres of mixed-use land in Henry County
- 7 acres to potentially 14 +/- acres of tillable ground
- 25 +/- acres of pasture
- Easy access from both County Highway 28 and East 2450th Street
- Potential for 1.5-acre pond
- Natural spring-fed water source
- 36'x54' machine shed with concrete floor and electricity
- 10k bushel drying bin
- Well-maintained large gravel drive
- Convenient location with nearby access to Interstate 80



# 31.34 +/- ACRES OF MIXED-USE LAND

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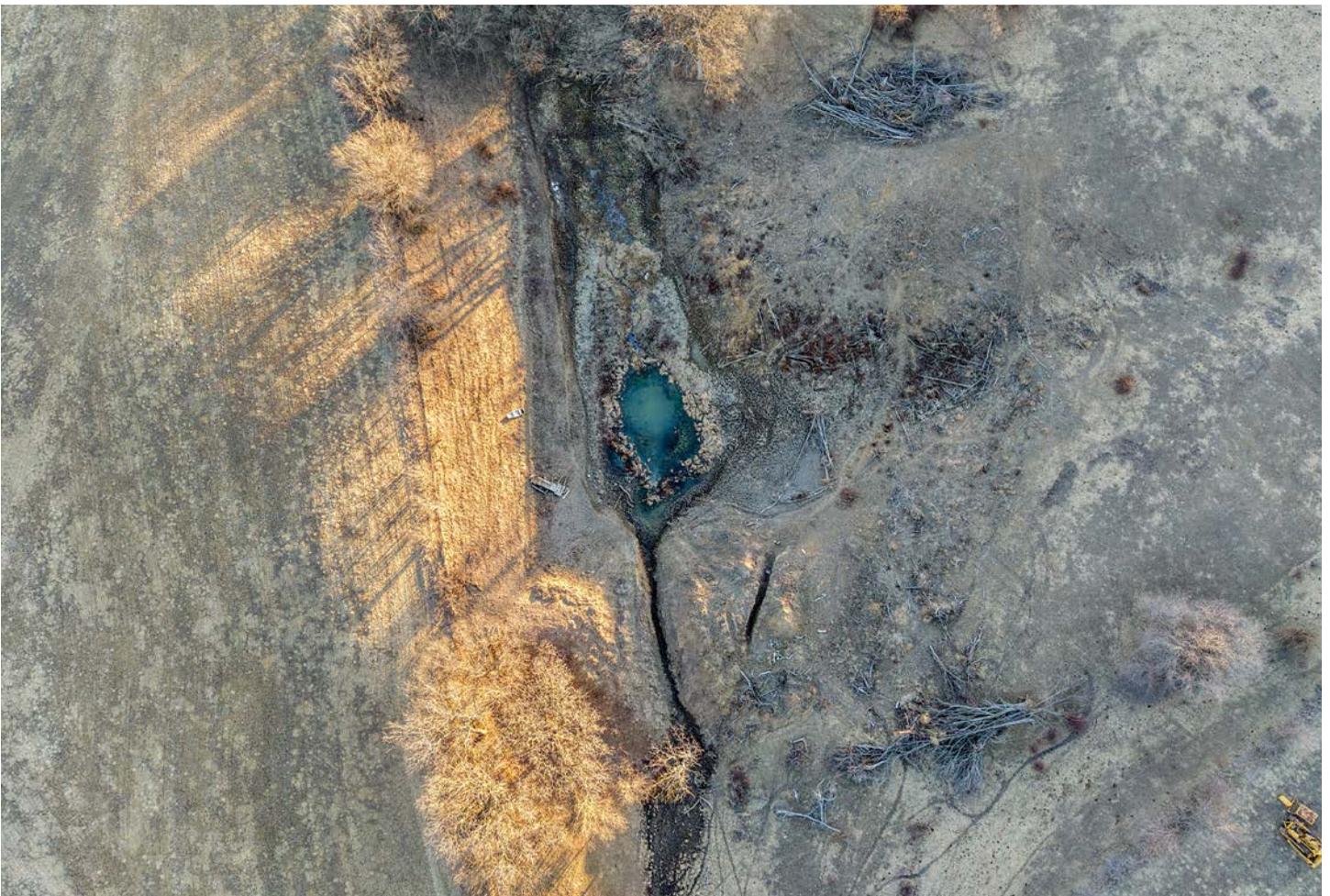
## EASY ROAD ACCESS

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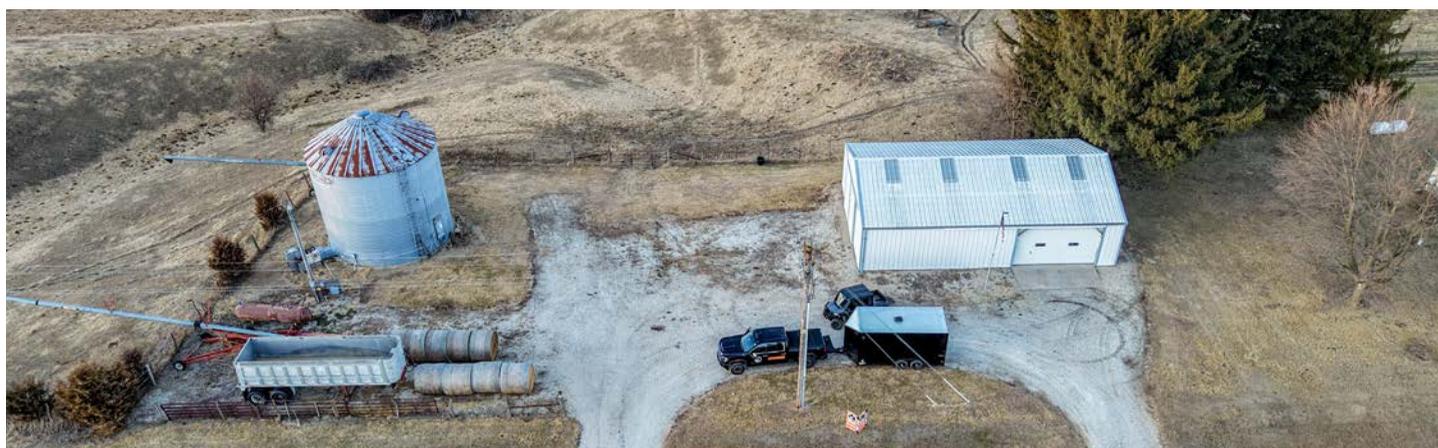


## NATURAL SPRING-FED WATER SOURCE

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# 36'X54' MACHINE SHED



# 10K BUSHEL DRYING BIN



# ADDITIONAL PHOTOS



# AERIAL MAP



Boundary Center: 41° 17' 42.49, -89° 57' 44.18

0ft 256ft 511ft



Maps Provided By:



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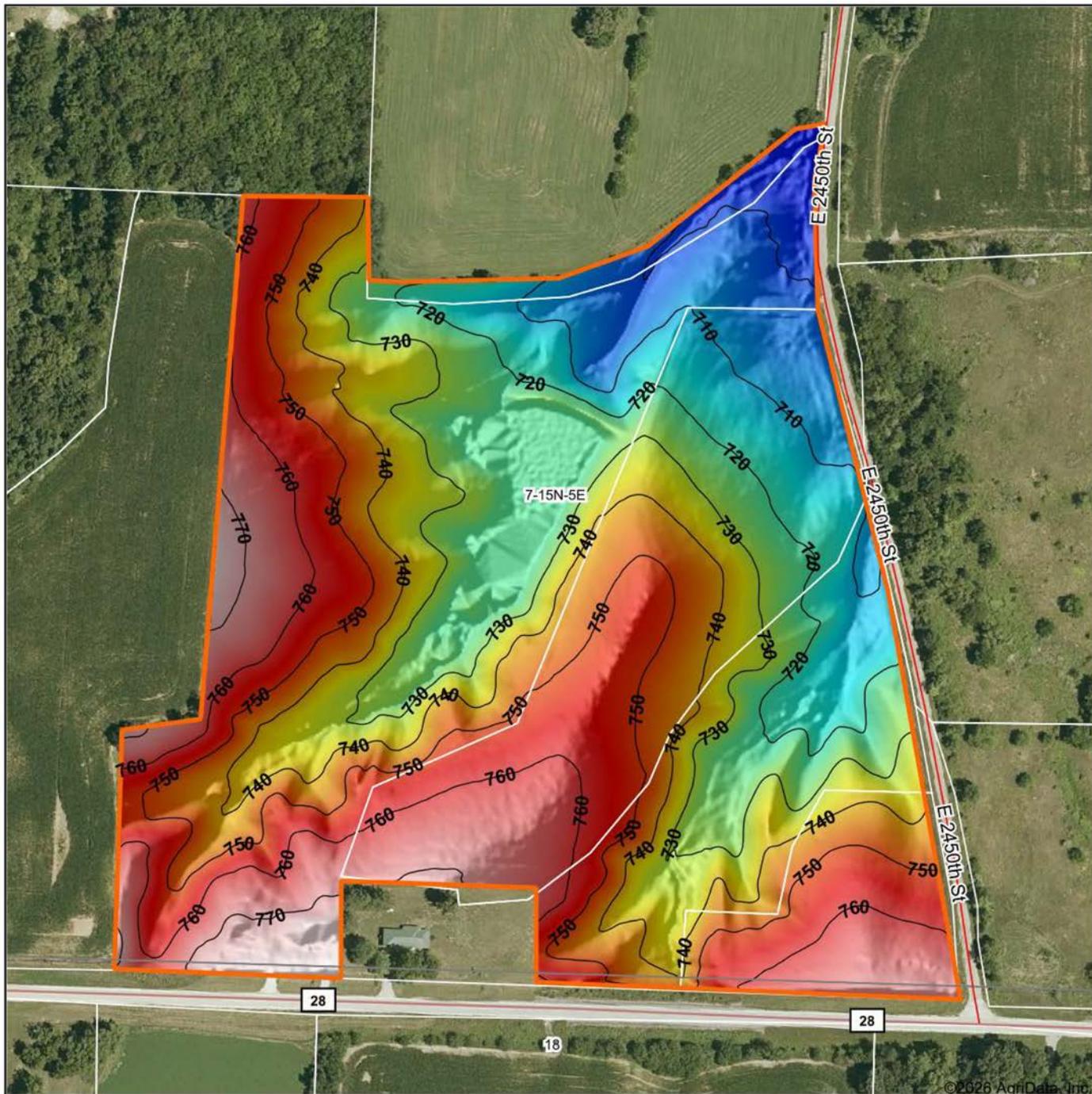
7-15N-5E  
Henry County  
Illinois



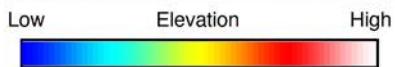
2/11/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 694.2  
 Max: 776.2  
 Range: 82.0  
 Average: 738.6  
 Standard Deviation: 19.39 ft



**7-15N-5E**  
**Henry County**  
**Illinois**

Boundary Center: 41° 17' 42.49, -89° 57' 44.18



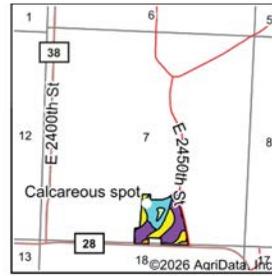
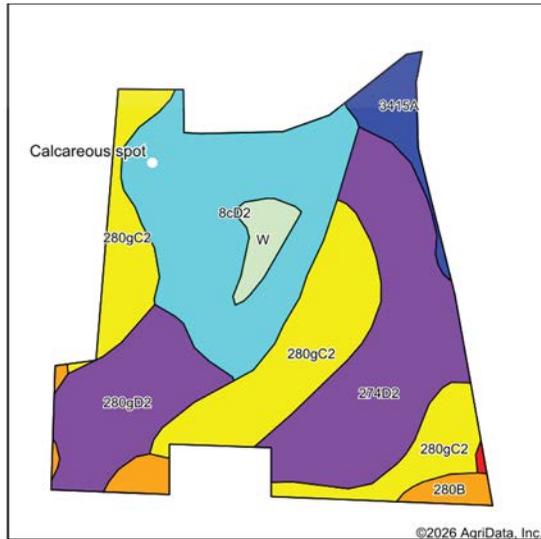
Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

# SOILS MAP



State: Illinois  
 County: Henry  
 Location: 7-15N-5E  
 Township: Kewanee  
 Acres: 31.42  
 Date: 2/1/2026



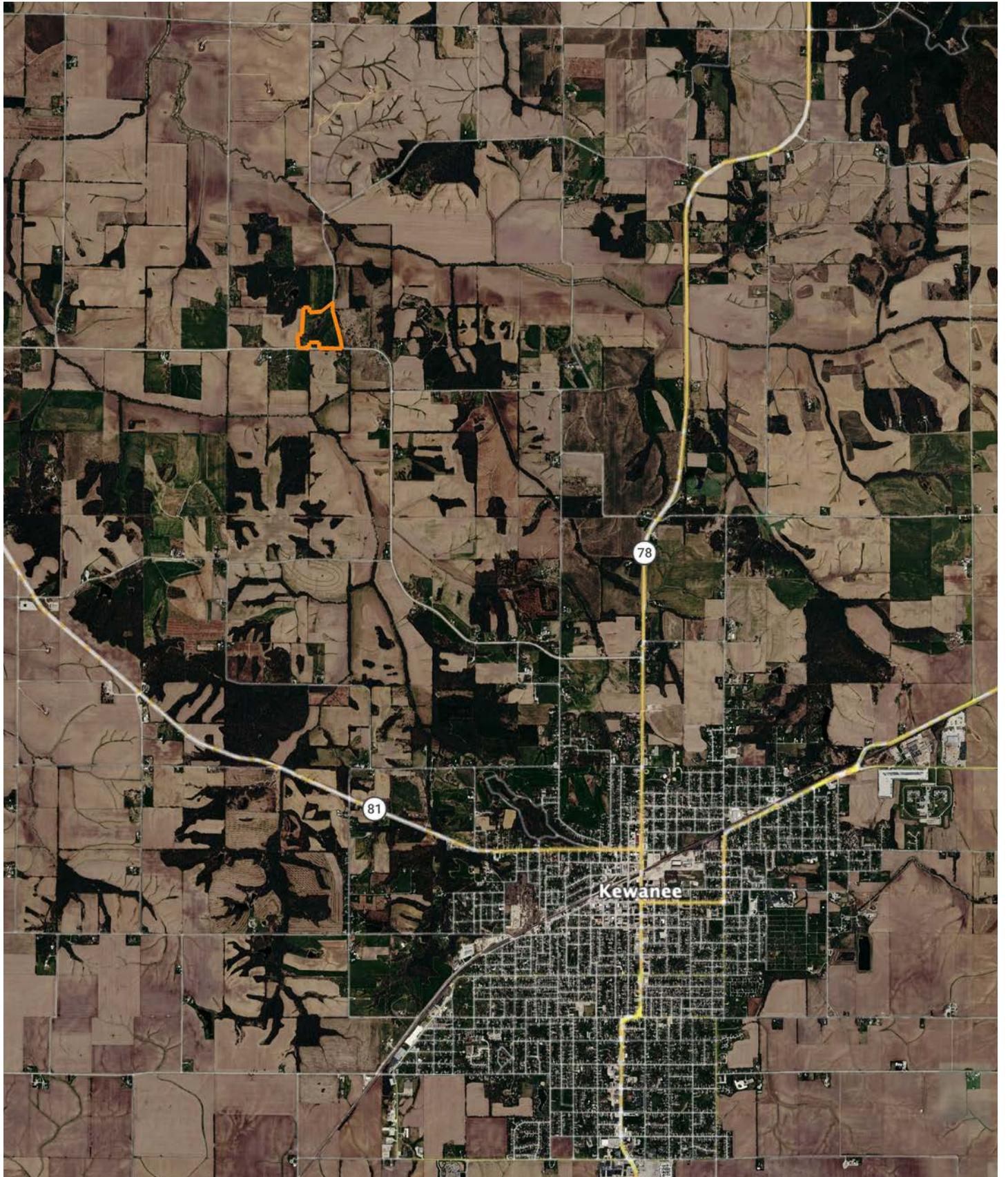
Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 23														
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Restrictive Layer	Soil Drainage	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Oats Bu/A b	*Grass-legume e hay, T/A	*Crop productivity index for optimum management	*n NCCPI Overall
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	8.46	26.9%		> 6.5ft.	Well drained	FAV	**107	**36	**43	**50	**4.00	**82	;
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	8.31	26.4%		> 6.5ft.	Well drained	FAV	**155	**49	**61	**79	**5.00	**113	£
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	7.53	24.0%		> 6.5ft.	Well drained	FAV	**144	**44	**56	**74	**4.00	**104	£
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	4.02	12.8%		> 6.5ft.	Well drained	FAV	**145	**46	**57	**74	**5.00	**106	;
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Restrictive Layer	Soil Drainage	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Oats Bu/A b	*Grass-legume e hay, T/A	*Crop productivity index for optimum management	*n NCCPI Overall
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	1.22	3.9%		> 6.5ft.	Somewhat poorly drained	FAV	**180	**57	**66	**89	**5.56	**131	£
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	1.06	3.4%		> 6.5ft.	Well drained	FAV	**164	**52	**65	**83	**5.00	**120	£
W	Water	0.82	2.6%		> 6.5ft.									
<b>Weighted Average</b>								135.4	43.1	53.2	67.8	4.4	99.6	*n 77

**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, 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>  
 \* The flood/pond factor has been removed for B811 indexes and yields.  
 \*\* Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the II. Soils EFOTG  
 b Soils in the southern region were not rated for oats and are shown with a zero "0".  
 e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".  
 \*n: The aggregation method is "Weighted Average using all components"

Symbol	Name	Description
CSP	Calcareous spot	Small areas where the soil surface layer is calcareous (reacts to 1N HCl) in areas where the surface layer of the named soils do not react. Typically .25 to 2 acres.

# OVERVIEW MAP



## AGENT CONTACT

Michael Hammer's connection to land began early and has only grown stronger with time. Born in Winfield, Illinois, and now living in Sugar Grove with his better half, Rose Marie, who shares 6 children and 5 grandchildren. Michael has spent a lifetime immersed in the outdoors, from hunting deer and pheasants with his father to summers fishing at a Wisconsin lake house, land has always been more than an investment—it's been a passion and a way of life.

Michael holds both a Bachelor's degree in Economics and an MBA from Northern Illinois University, and he brings more than 30 years of professional sales, management, and negotiation experience to every transaction. For over two decades, he has personally bought, renovated, and invested in real estate, developing a sharp understanding of value, market dynamics, and the importance of getting the details right. That foundation, paired with a blue-collar work ethic and a commitment to win-win outcomes, allows him to serve clients with confidence and clarity.

An avid deer and turkey hunter, fisherman, golfer, and dedicated wildlife land manager, Michael has scouted tens of thousands of acres and continually studies how to develop properties that grow and hold mature wildlife. He is known for listening closely, communicating clearly, and never quitting on his clients. When you're ready to buy or sell land in Illinois, Michael Hammer is the kind of trusted partner who will work tirelessly to help you achieve the outcome you want.



**MICHAEL HAMMER,**  
LAND AGENT  
**815.310.5068**  
MHammer@MidwestLandGroup.com



**MidwestLandGroup.com**

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