

# Land For Sale

**ACREAGE:**

**271.63 Acres, m/l**

**LOCATION:**

**McHenry County, IL**



## Property Key Features

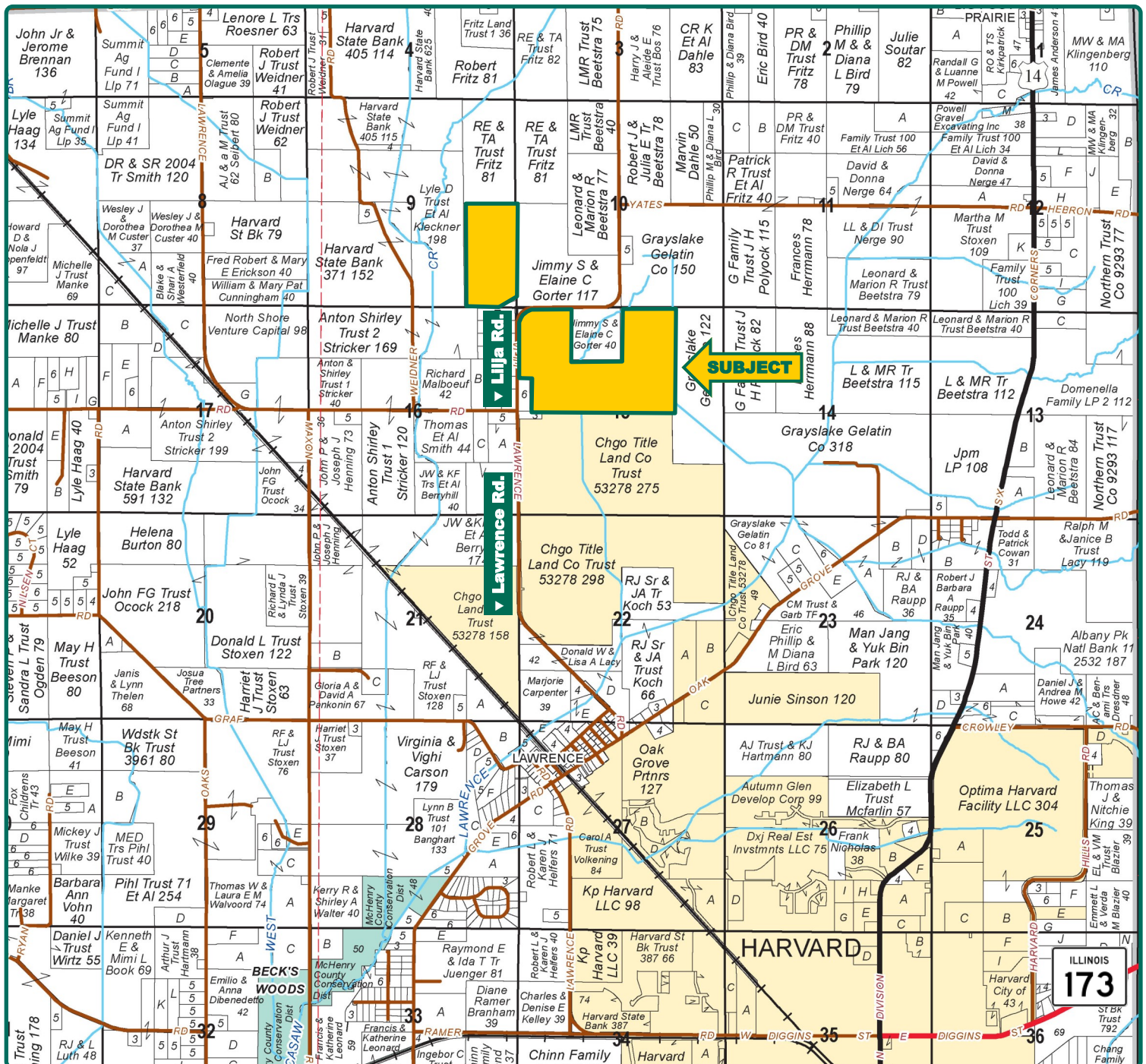
- High Percent Tillable, Efficient Farm
- Access from Hard-Surface Road
- Large Tract of Clean Farmland

**Rich Grever, AFM CCA**  
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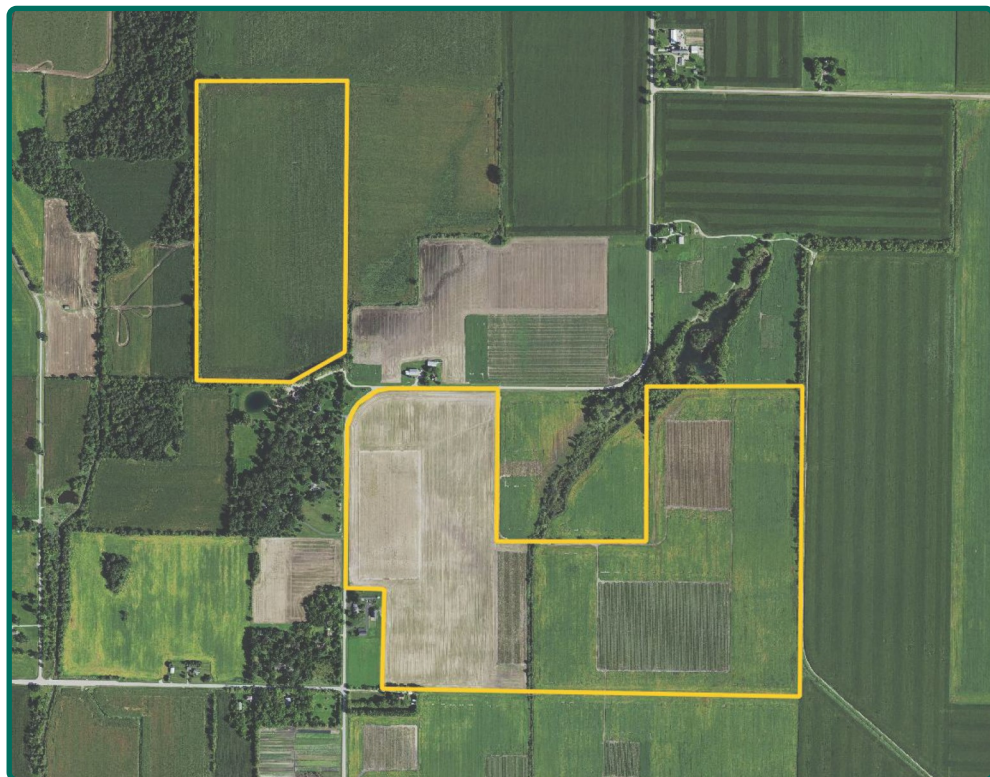


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**FSA/Eff. Crop Acres:** 265.54\*

**Corn Base Acres:** 191.52\*

**Bean Base Acres:** 74.02\*

**Soil Productivity:** 129.10 PI

*\*Acres are estimated.*

## Property Information

### 271.63 Acres, m/l

### Location

**From Lawrence:** go north on Lawrence Rd. for 1.8 miles, then continue on Lilja Rd. for 0.5 miles. Farm is on both the north and south sides of Lilja Rd.

### Legal Description

E½ SE¼ Section 9, Part of the NW¼ N½ and W½ NE¼ Section 15, Township 46 North, Range 5 East of the 3rd P.M., McHenry County, IL.

### Price & Terms

- \$3,600,000
- \$13,253.32/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

2021 Taxes Payable 2022: \$9,254.62  
Taxable Acres: 271.63  
Tax per Taxable Acre: \$34.07  
Tax Parcel ID #s: 01-09-400-004, 01-15-100-007, 01-15-100-005, 01-15-200-001

### Lease Status

Leased through the 2024 crop year.  
Contact agent for details.

### FSA Data

Farm Numbers 9371 & 9372  
Tracts 12629 & 12660  
FSA/Eff. Crop Acres: 265.54\*  
Corn Base Acres: 191.52\*  
Corn PLC Yield: 163 Bu.  
Bean Base Acres: 74.02\*

Bean PLC Yield: 50 Bu.

*\*Acres are estimated pending reconstitution of farm by the McHenry County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Dunham, Caprell, and Torox. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 129.10. See soil map for details.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Relatively level to slightly sloping.

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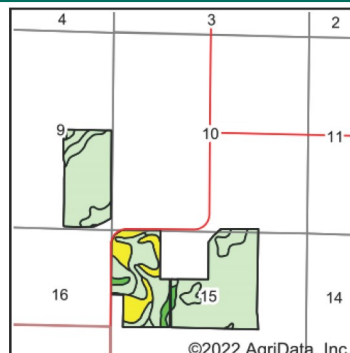
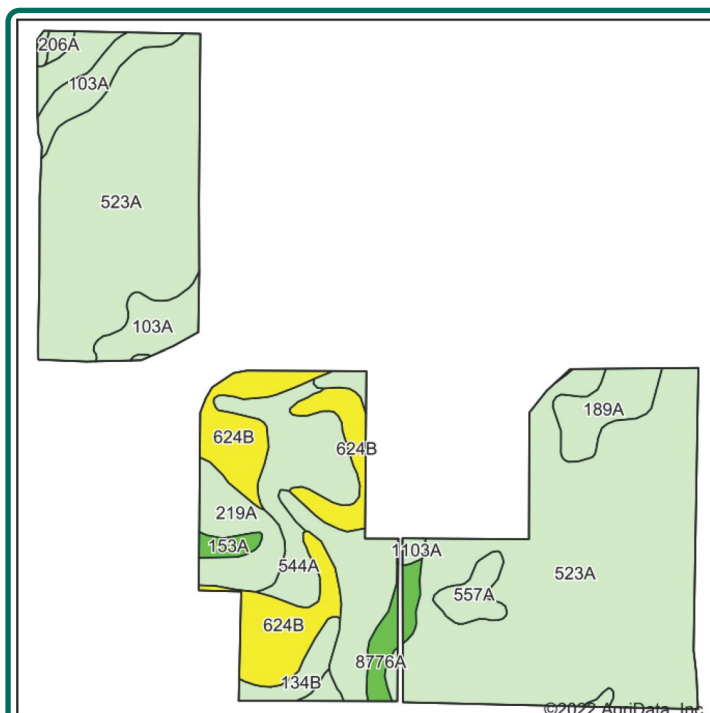
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State: **Illinois**  
County: **McHenry**  
Location: **15-46N-5E**  
Township: **Chemung**  
Acres: **265.54**  
Date: **5/24/2022**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL111, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
523A	Dunham silty clay loam, 0 to 2 percent slopes	171.64	64.6%		132
**624B	Caprell silt loam, 2 to 4 percent slopes	27.48	10.3%		**114
544A	Torox silt loam, 0 to 2 percent slopes	17.67	6.7%		123
103A	Houghton muck, 0 to 2 percent slopes	12.93	4.9%		130
219A	Millbrook silt loam, 0 to 2 percent slopes	9.75	3.7%		129
189A	Martinton silt loam, 0 to 2 percent slopes	7.87	3.0%		130
557A	Millstream silt loam, 0 to 2 percent slopes	5.51	2.1%		130
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	4.72	1.8%		138
**134B	Camden silt loam, 2 to 5 percent slopes	4.05	1.5%		**118
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	1.79	0.7%		136
206A	Thorp silt loam, 0 to 2 percent slopes	0.90	0.3%		126
1103A	Houghton muck, 0 to 2 percent slopes, undrained	0.80	0.3%		130
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.43	0.2%		123
Weighted Average					129.1

## Drainage

Some tile. No maps available.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Additional Land for Sale

Seller has an additional 311.50 acres, m/l, of land for sale located west of this property in Boone County. See Additional Land Aerial Photo.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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Looking Northwest



Looking Northeast



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Looking Southeast



Looking Southeast



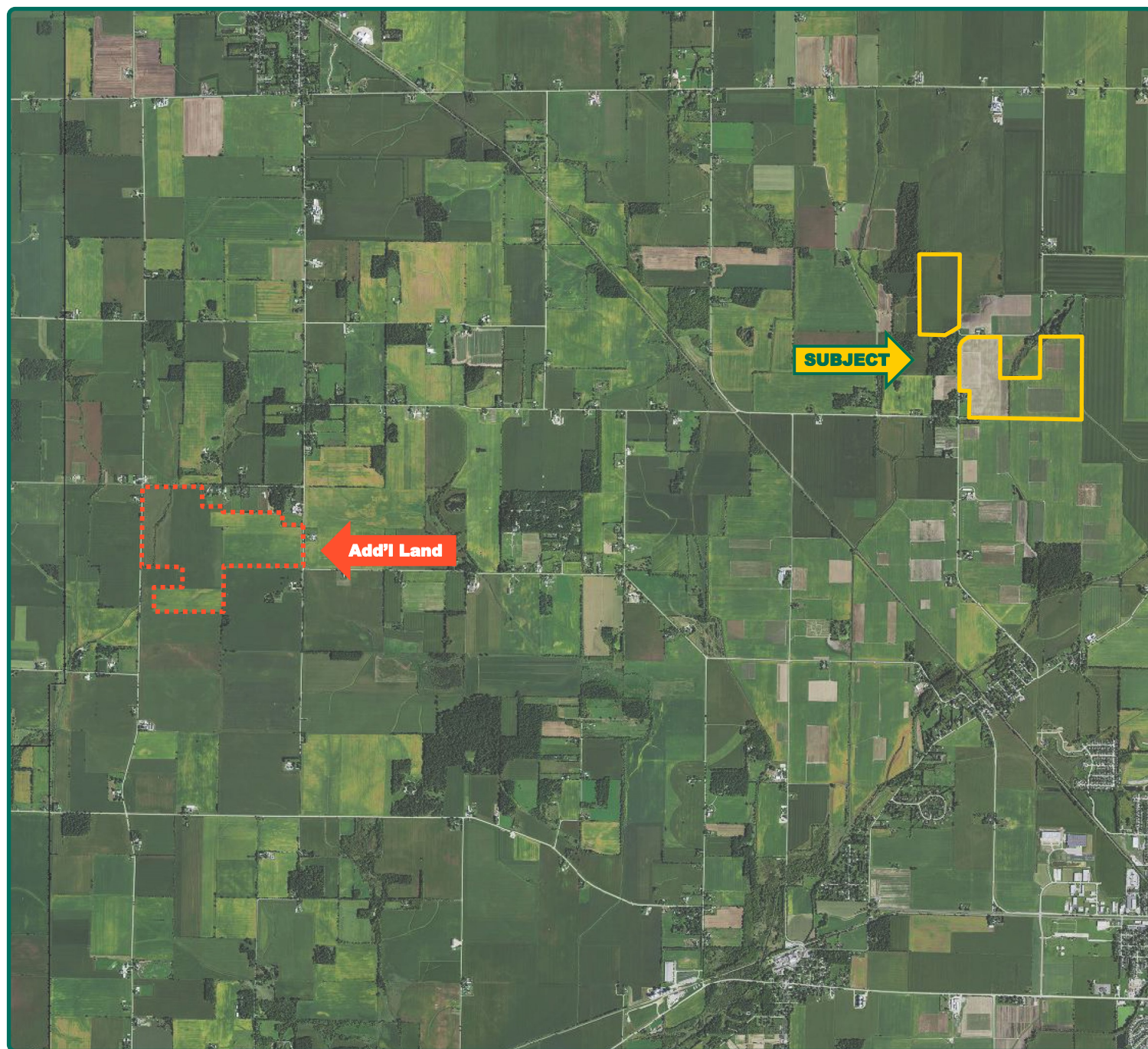
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# Additional Land Aerial Photo



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## Make the Most of Your Farmland Investment

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