



88.76 Acres, m/l, McHenry County, IL

Property Information

Location

East side of Woodstock at intersection of McConnell Road and Lilly Pond Road.

Legal Description

88.76 acres in Section 14 of Township 44 North and Range 7 East in McHenry County, IL.

Price & Terms

Price Reduced!

- ~~\$699,999.00~~ \$599,000.00
- \$7,883.76/acre \$6,748.53
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to existing 2018 cash rent.

Lease Status

Possession will be given at closing, subject to the current tenant's lease rights.

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,308.46
Taxable Acres: 88.76
Tax per Taxable Acre: \$14.74

FSA Data

Farm Number 7527, Tracts 2183 & 11359
Crop Acres: 59.85
Corn Base Acres: 34.4
Corn PLC Yield: 112 Bu.
Bean Base Acres: 17.90
Bean PLC Yield: 27 Bu.
Wheat Base: 6.2
Wheat PLC Yield: 47 Bu.

Soil Types/Productivity

Main soil types are Bowes, Lorenzo, Casco, and Warsaw. Productivity Index (PI) is 112.2. See soil map for details.

Mineral Rights

All mineral rights owned by the sellers, if any, will be transferred to the buyers.

Land Description

Gently undulating.

Buildings/ Improvements

None.

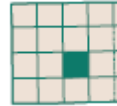
Comments

Excellent location, adjoining Woodstock, IL with future development potential.

Plat Map

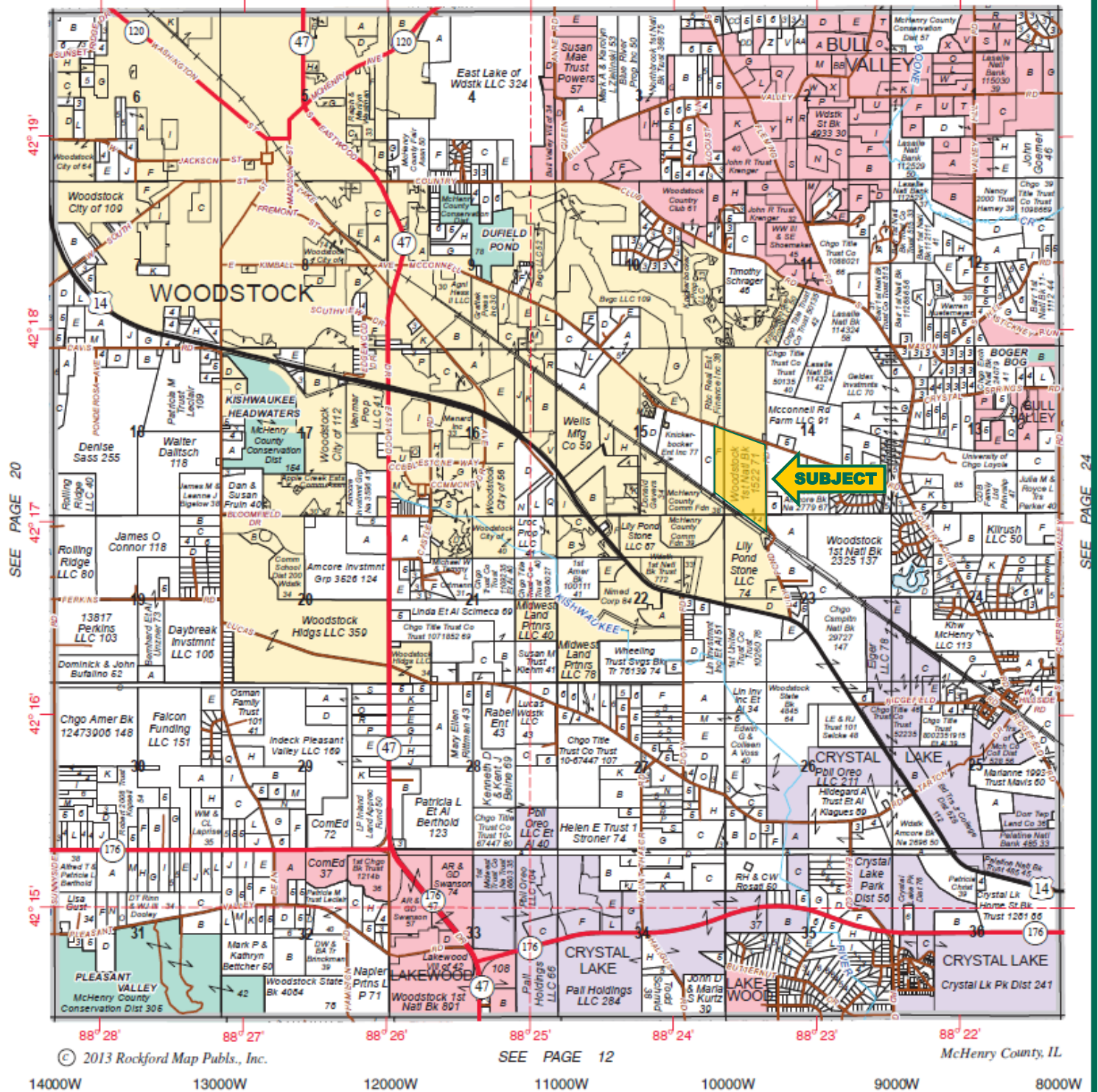
DORR

SEE PAGE 32



Refer to pages 54 & 55 for keyed parcels

T.44N.-R.7E.



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SEE PAGE 12

McHenry County, IL

14000W 13000W 12000W 11000W 10000W 9000W 8000W

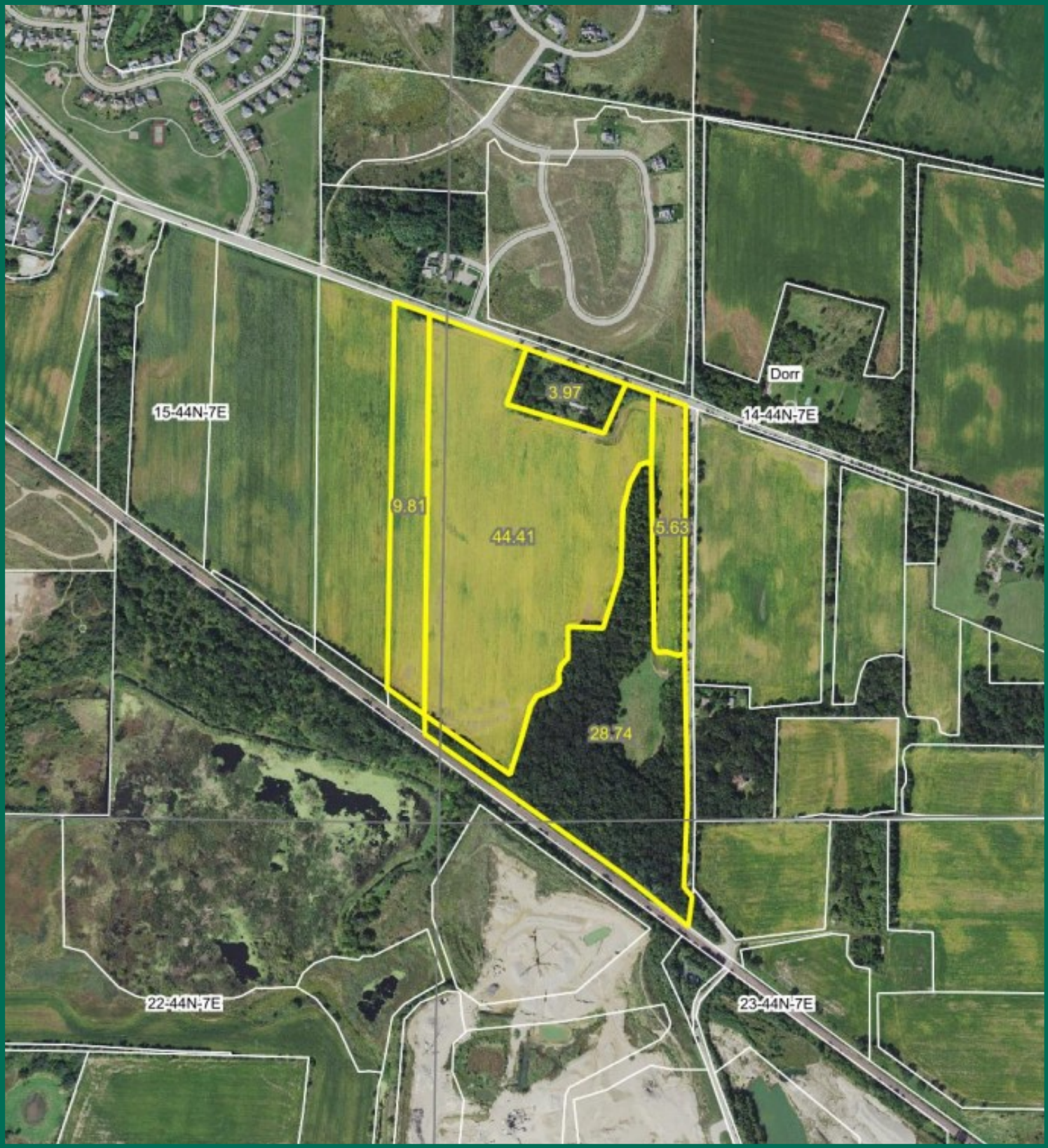
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Aerial Photo

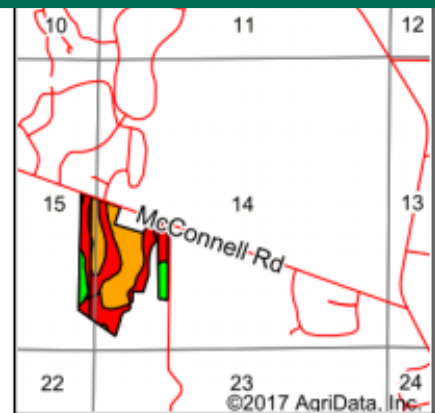
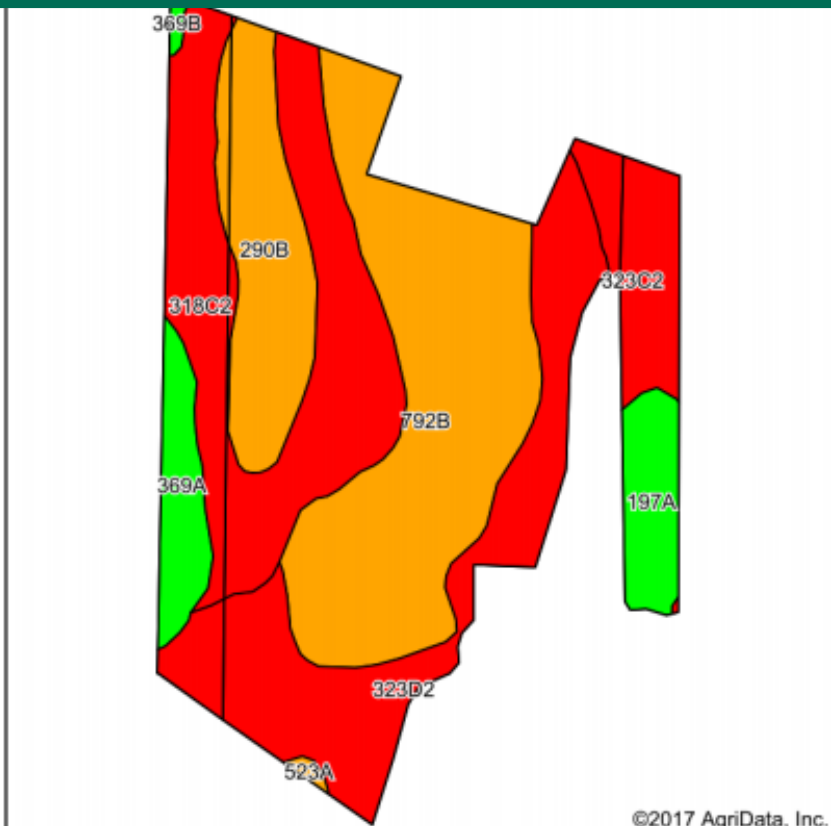


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Soil Map



State: **Illinois**
 County: **McHenry**
 Location: **14-44N-7E**
 Township: **Dorr**
 Acres: **59.85**
 Date: **12/19/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: IL111, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**792B	Bowes silt loam, 2 to 4 percent slopes	17.72	29.6%		**174	**56	**129
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	13.94	23.3%		**133	**44	**98
**323D2	Casco loam, 6 to 12 percent slopes, eroded	11.85	19.8%		**126	**41	**93
**290B	Warsaw loam, 2 to 4 percent slopes	6.90	11.5%		**159	**51	**118
**323C2	Casco loam, 4 to 6 percent slopes, eroded	3.85	6.4%		**130	**43	**96
197A	Troxel silt loam, 0 to 2 percent slopes	2.63	4.4%		191	60	140
369A	Waupecan silt loam, 0 to 2 percent slopes	2.63	4.4%		189	59	139
**369B	Waupecan silt loam, 2 to 4 percent slopes	0.18	0.3%		**187	**58	**138
523A	Dunham silty clay loam, 0 to 2 percent slopes	0.15	0.3%		177	58	132
Weighted Average					151.8	49.1	112.2

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

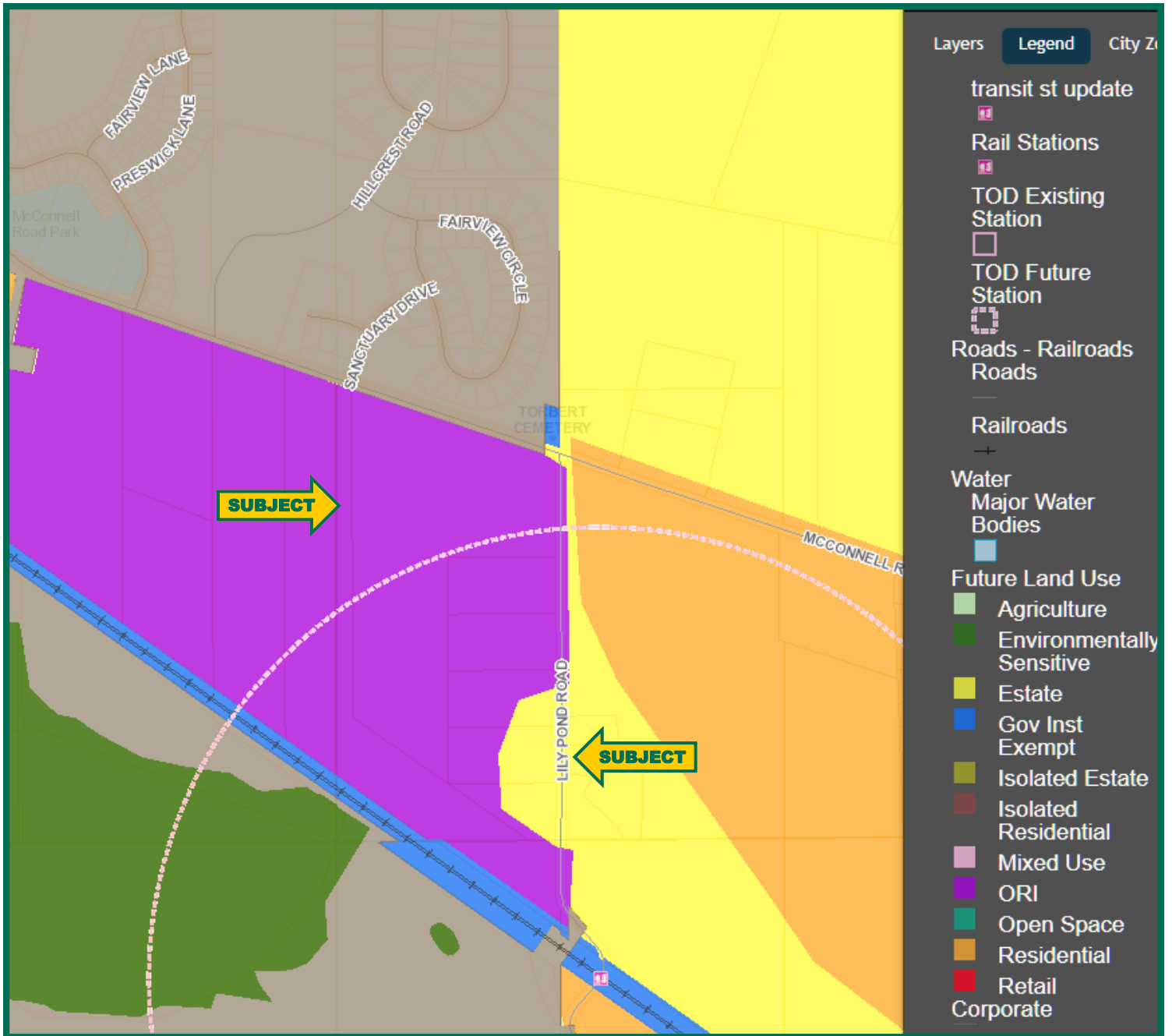
*c: Using Capabilities Class Dominant Condition Aggregation Method

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McHenry County 2030 Comprehensive Plan



Note:

ORI stands for Office and Residential Intensive.

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Photos



Field View looking south



Looking north along east side of property on Lilly Pond Road.



Looking south along west side of property.

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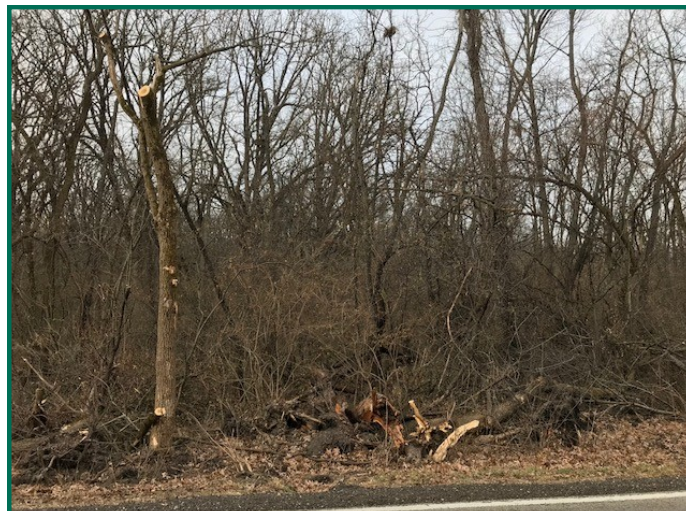
Photos



Looking east along McConnell Road



Northeast corner of property at intersection of McConnell and Lilly Pond Road



Timber on East side of farm

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