



LAND FOR SALE
WE ARE PLEASED TO PRESENT

51.21 Acres, m/l — McHenry County, Illinois

LOCATION: 18006 Ocock Road, Union Illinois
Adjacent to Union Illinois.

ACREAGE: 51.21 Taxable Acres

TILLABLE ACRES: 49.7 Acres m/l

LEGAL DESCRIPTION: See attached Plat Map

PRICE AND TERMS:

- TOTAL \$370,000 \$7,225.00/Acre
- 10% earnest money
- Balance due in cash at closing.



LAND DESCRIPTION: Property has excellent location in southwest McHenry county. The parcel adjoins the Village of Union approximately 1 1/4 miles east of Marengo and 1/2 mile south of State Route 176. This land is a combination of good quality farmland for the present and possible development for the future and has excellent access from Ocock Road.

ZONING: The parcel is zoned Residential and Agriculture. Village of Union Zoning Map included.

SOIL TYPES: Primary soils 80% Dakota Loam and 20% Will Loam. See soil map.

PRODUCTIVITY INDEX: 115.4 **SOURCE:** Agridata, Inc.
Corn Yield: 154.8 Soybean Yield: 50.8

IMPROVEMENTS: None

POSSESSION: Farm is leased for 2015. Possession upon closing, subject to tenants rights.

AGENCY: Hertz Real Estate Service is agent of the Seller.

For additional information, contact Rich Grever, Managing Broker in Illinois

143 North Second Street, PO Box 907, DeKalb, IL 60115
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www.Hertz.ag

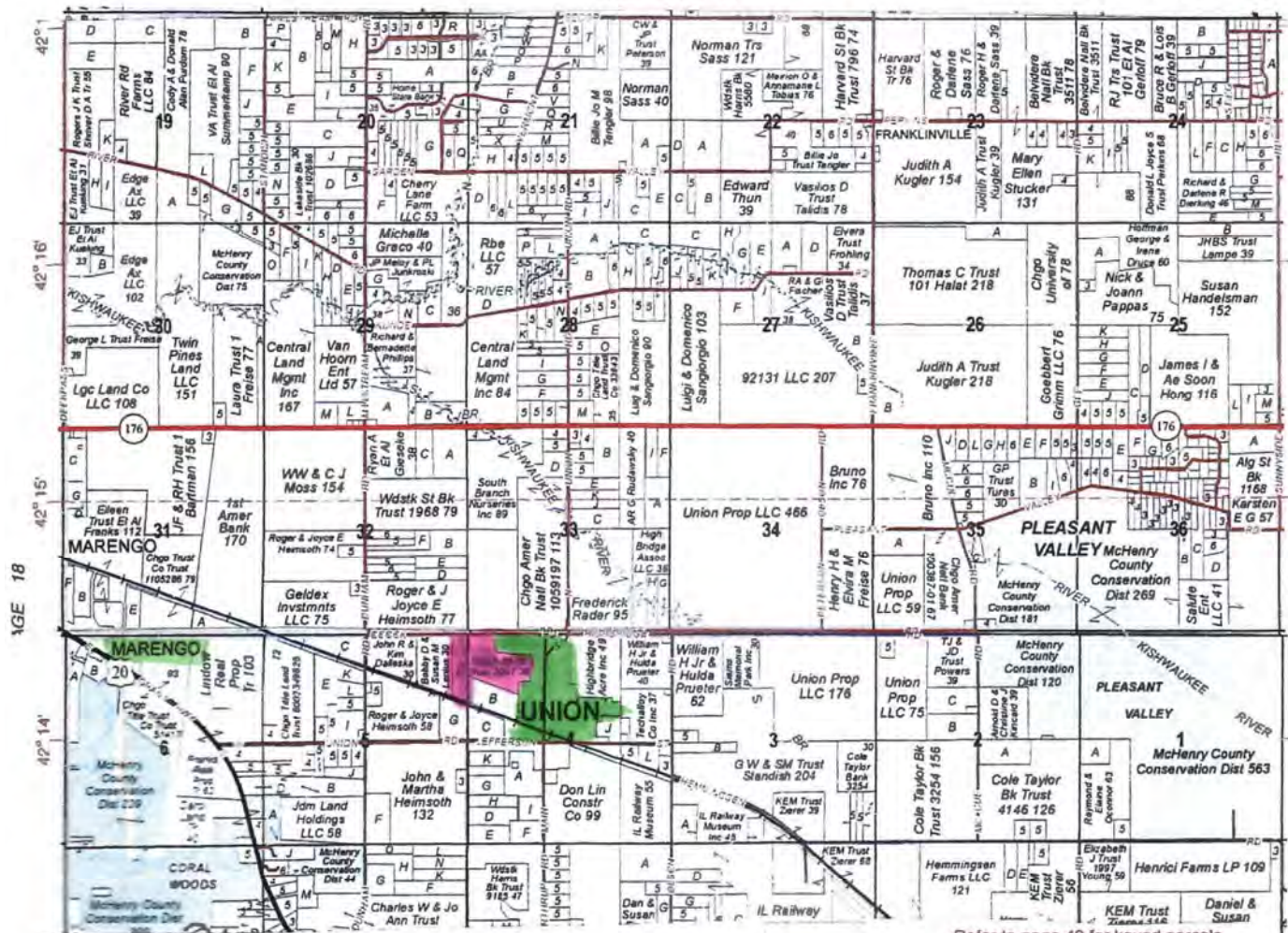
**The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services or its staff.*

PLAT BOOK MAP

SENECA

SEE PAGE 30

T.44N.-R.6E.



Refer to page 49 for keyed parcels

CORAL

SEE PAGE 20

T.43N.-R.6E.

PHOTOS



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AERIAL MAP



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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4-43N-6E
McHenry County
Illinois

map center: 42° 14' 17.36, 88° 32' 53.34
scale: 4946



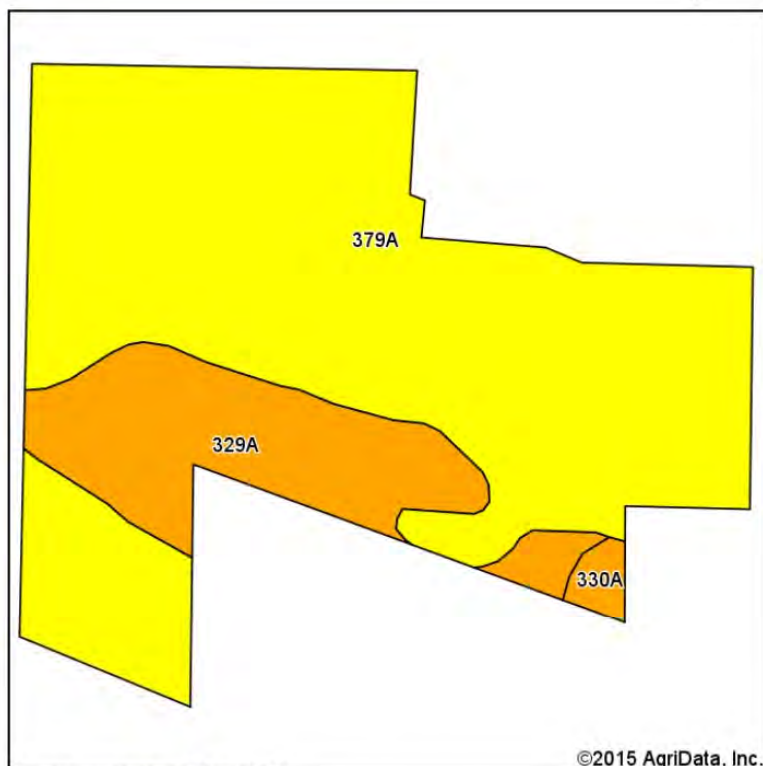
2/24/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Soils data provided by University of Illinois at Champaign-Urbana.

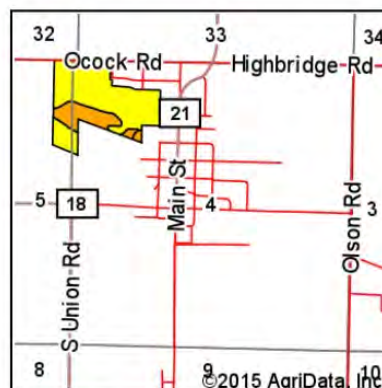
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SOIL MAP



Soils data provided by USDA and NRCS.



State: Illinois
County: McHenry
Location: 4-43N-6E
Township: Coral
Acres: 53.69
Date: 2/24/2015



Area Symbol: IL111, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
379A	Dakota loam, 0 to 2 percent slopes	42.63	79.4%		150	49	112
329A	Will loam, 0 to 2 percent slopes	10.40	19.4%		174	58	129
330A	Peatone silty clay loam, 0 to 2 percent slopes	0.66	1.2%		164	55	123
Weighted Average					154.8	50.8	115.4

Area Symbol: IL111, Soil Area Version: 10

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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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.

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ASSESSOR'S MAP

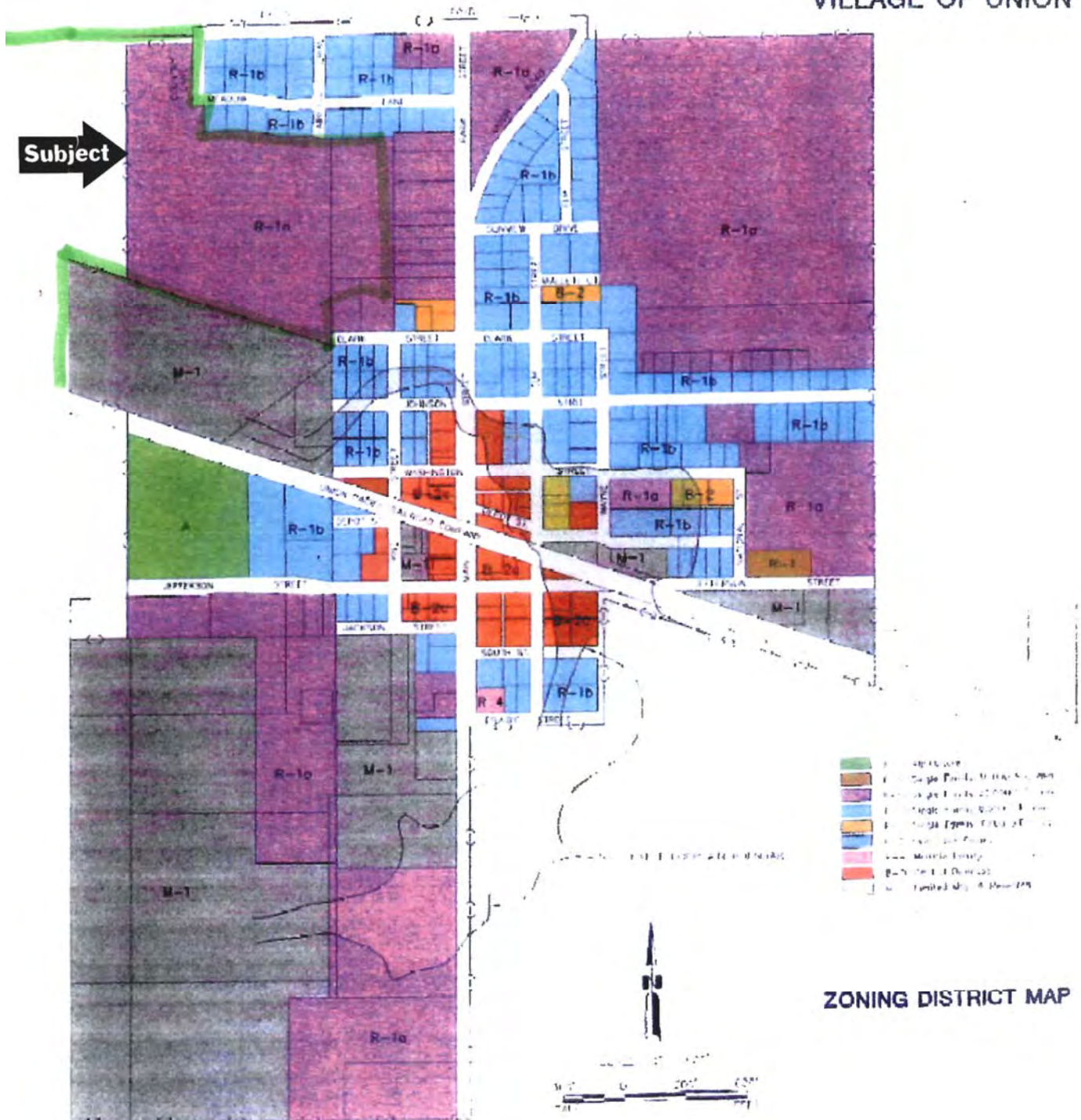


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ZONING MAP

VILLAGE OF UNION



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