



LAND FOR SALE

WE ARE PLEASED TO PRESENT

Two Parcels—128.76 Acres, m/l — McHenry County, Illinois

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

ACREAGE: North Parcel 77.55 Taxable Acres
South Parcel 51.21 Taxable Acres

TILLABLE ACRES: North Parcel 75.9 Acres m/l
South Parcel 49.7 Acres m/l

LEGAL DESCRIPTION: See attached Plat Map

PRICE AND TERMS:

- TOTAL \$1,114,000 \$8,652/Acre
- Parcel #1 \$669,000 \$8,627/Acre
- Parcel #2 \$445,000 \$8,690/Acre
- 10% earnest money
- Balance due in cash at closing.



LAND DESCRIPTION: Property has excellent location in southwest McHenry county. The south parcel adjoins the Village of Union and both parcels are 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. Both parcels have excellent access from Ocock Road.

ZONING: The north parcel is zoned Agriculture and the east portion of the south parcel is zoned Residential and the west Agriculture. Village of Union Zoning Map included.

SOIL TYPES: Primary soils 85.5% Dakota Loam and 14.0% Will Loam. See soil map.

PRODUCTIVITY INDEX: 114.4 **SOURCE:** Agridata, Inc.
Corn Yield: 153.4 Soybean Yield: 50.3

IMPROVEMENTS: Abandoned dwelling, three small grain bins, two garages, and corn crib. Buildings have been unused for several years and are being sold "as is".

POSSESSION: Farm is leased for 2014. Possession upon closing, subject to tenants rights.

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

For additional information, contact Rich Grever, Licensed Real Estate Broker in Illinois

143 North Second Street, PO Box 907, DeKalb, IL 60115
Telephone: 1-815-748-4440 Cell: 1-217-725-9881

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.*

AERIAL MAP



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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33-44N-6E
McHenry County
Illinois

map center: 42° 14' 30.77, 88° 32' 53.81

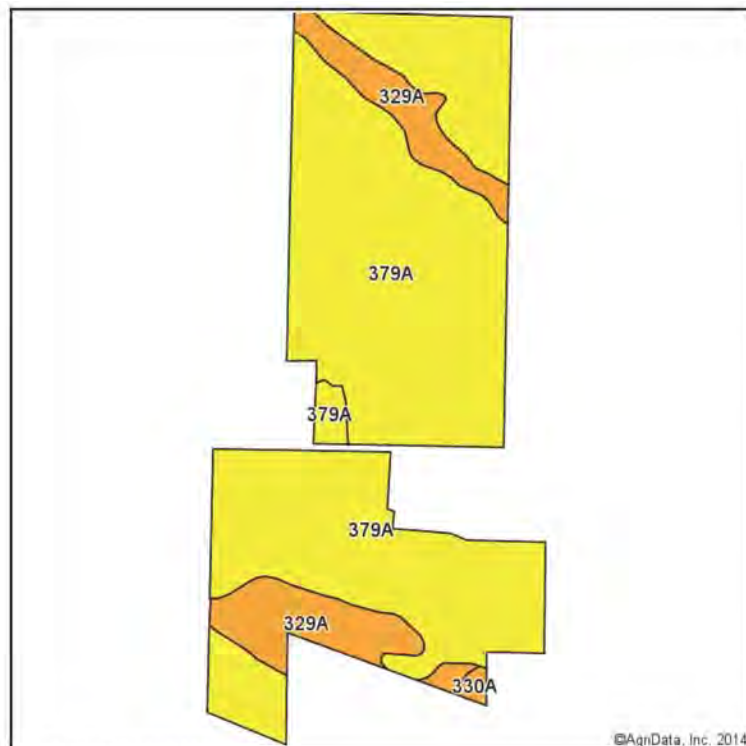
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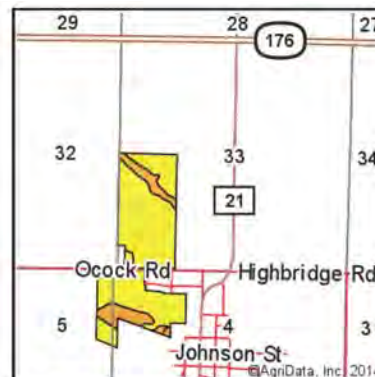
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SOIL MAP



Soils data provided by USDA and NRCS.



State: Illinois
County: McHenry
Location: 33-44N-6E
Township: Seneca
Acres: 131.24
Date: 4/10/2014



Area Symbol: IL111, Soil Area Version: 9

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	112.38	85.6%		150	49	112
329A	Will loam, 0 to 2 percent slopes	18.20	13.9%		174	58	129
330A	Pectone silty clay loam, 0 to 2 percent slopes	0.66	0.5%		164	55	123
Weighted Average					153.4	50.3	114.4

Area Symbol: IL111, Soil Area Version: 9

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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ASSESSOR'S MAP

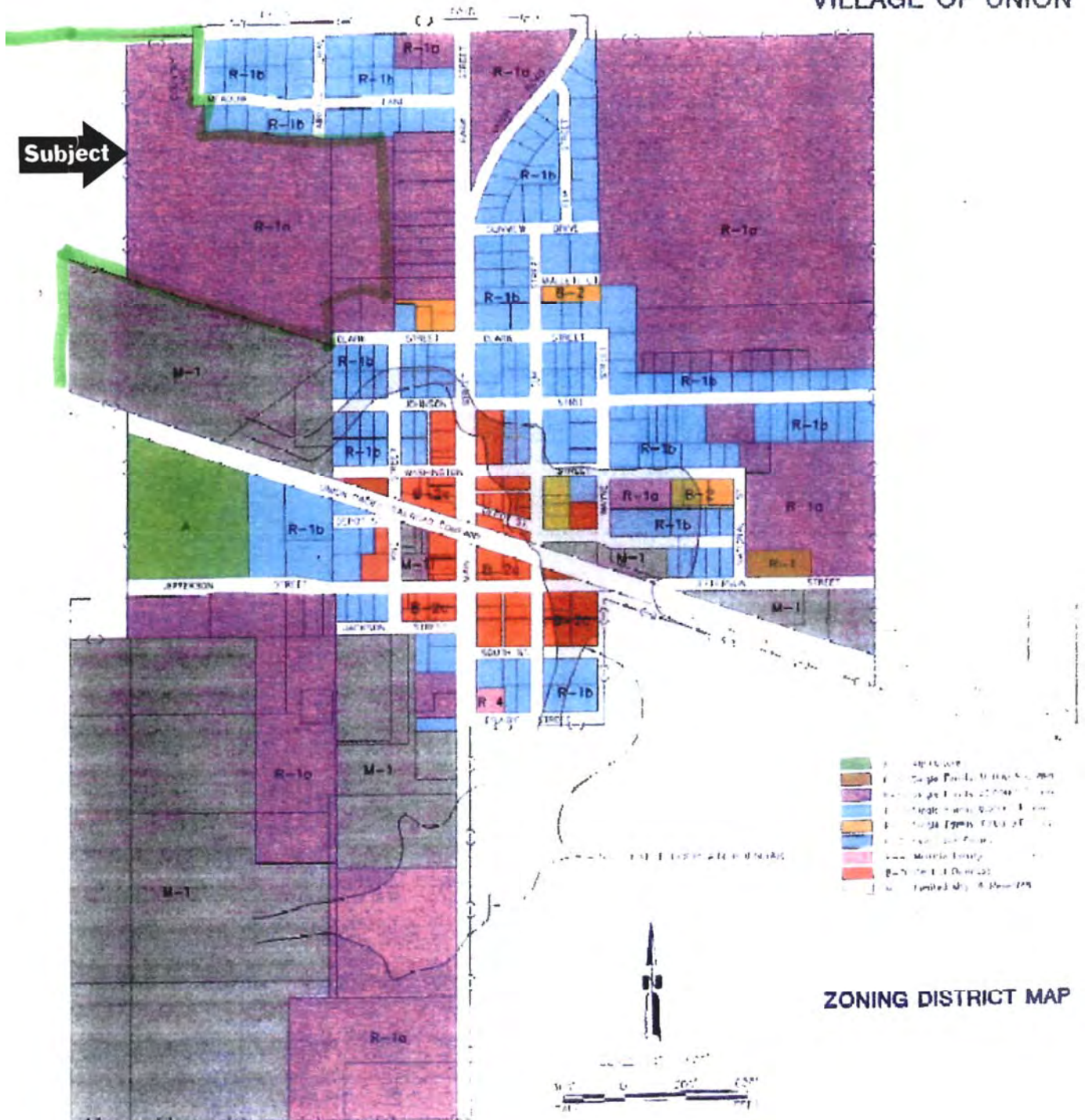


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ZONING MAP

VILLAGE OF UNION



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