



## *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.

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***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](http://www.Hertz.ag)**

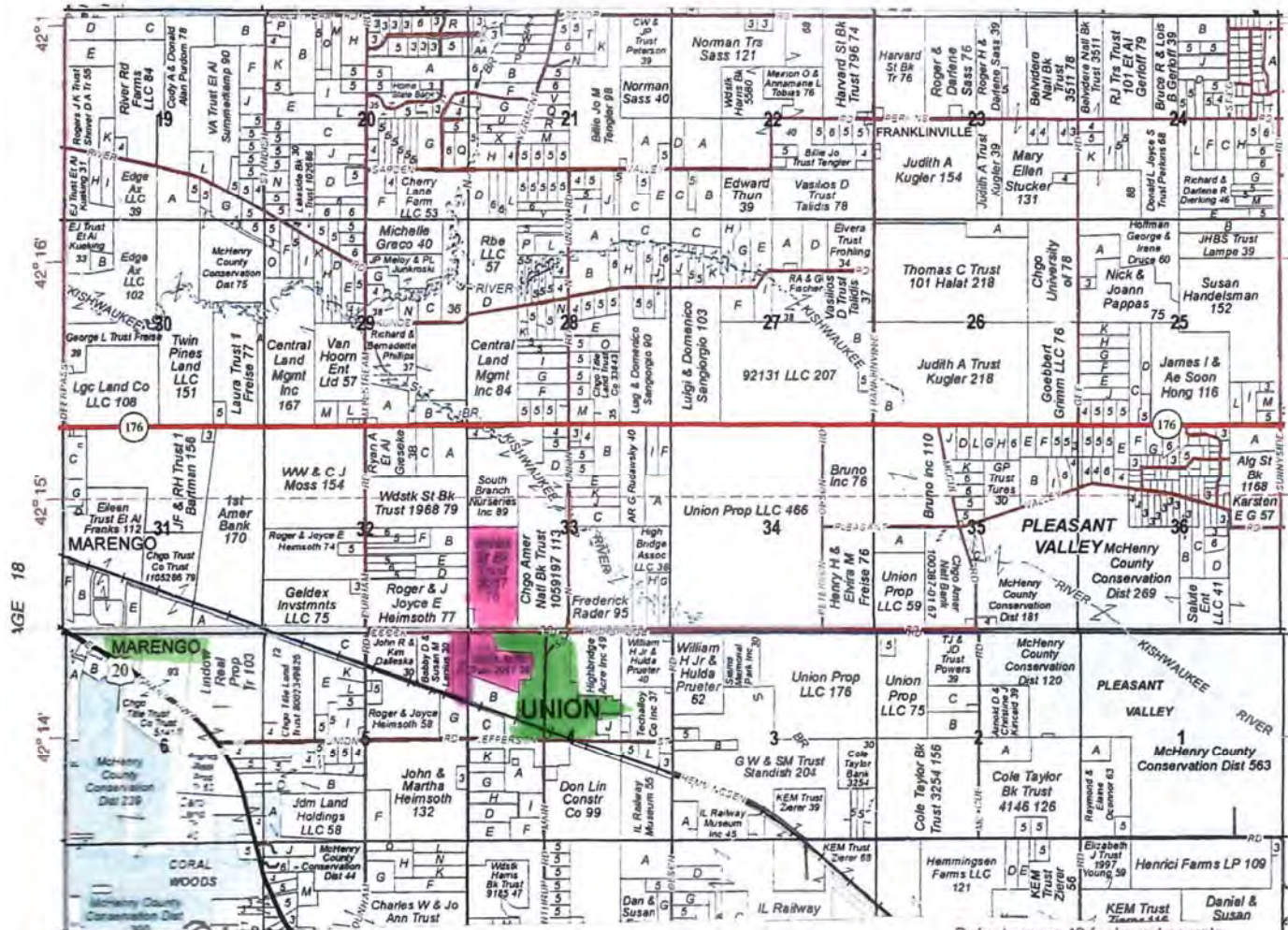
*\*The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services or its staff.*

# 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



33-44N-6E  
McHenry County  
Illinois

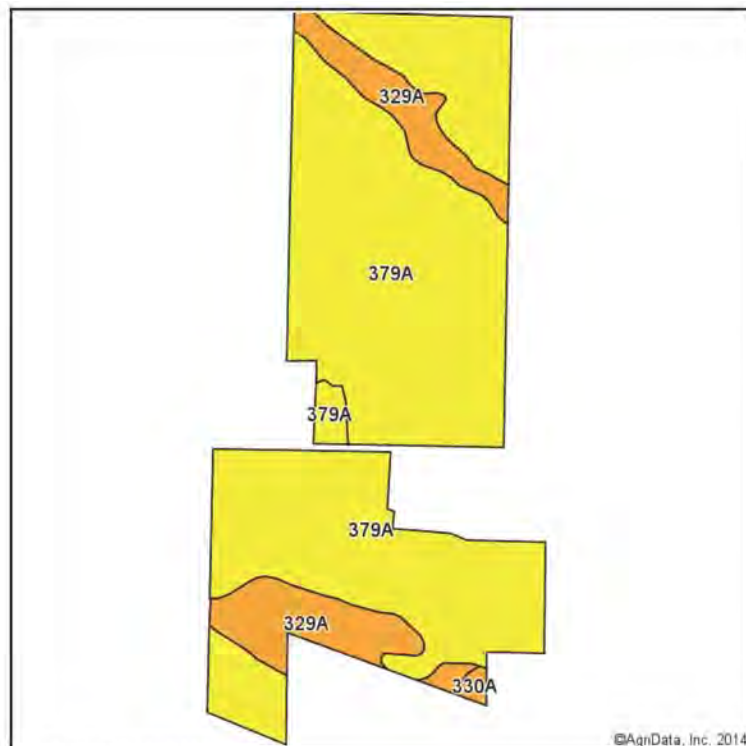
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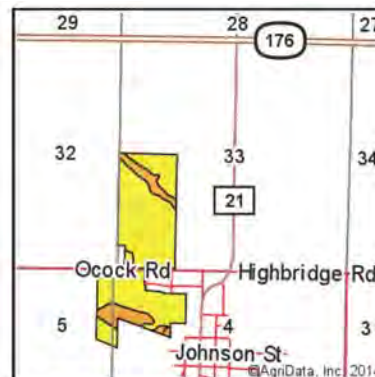
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# SOIL MAP



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

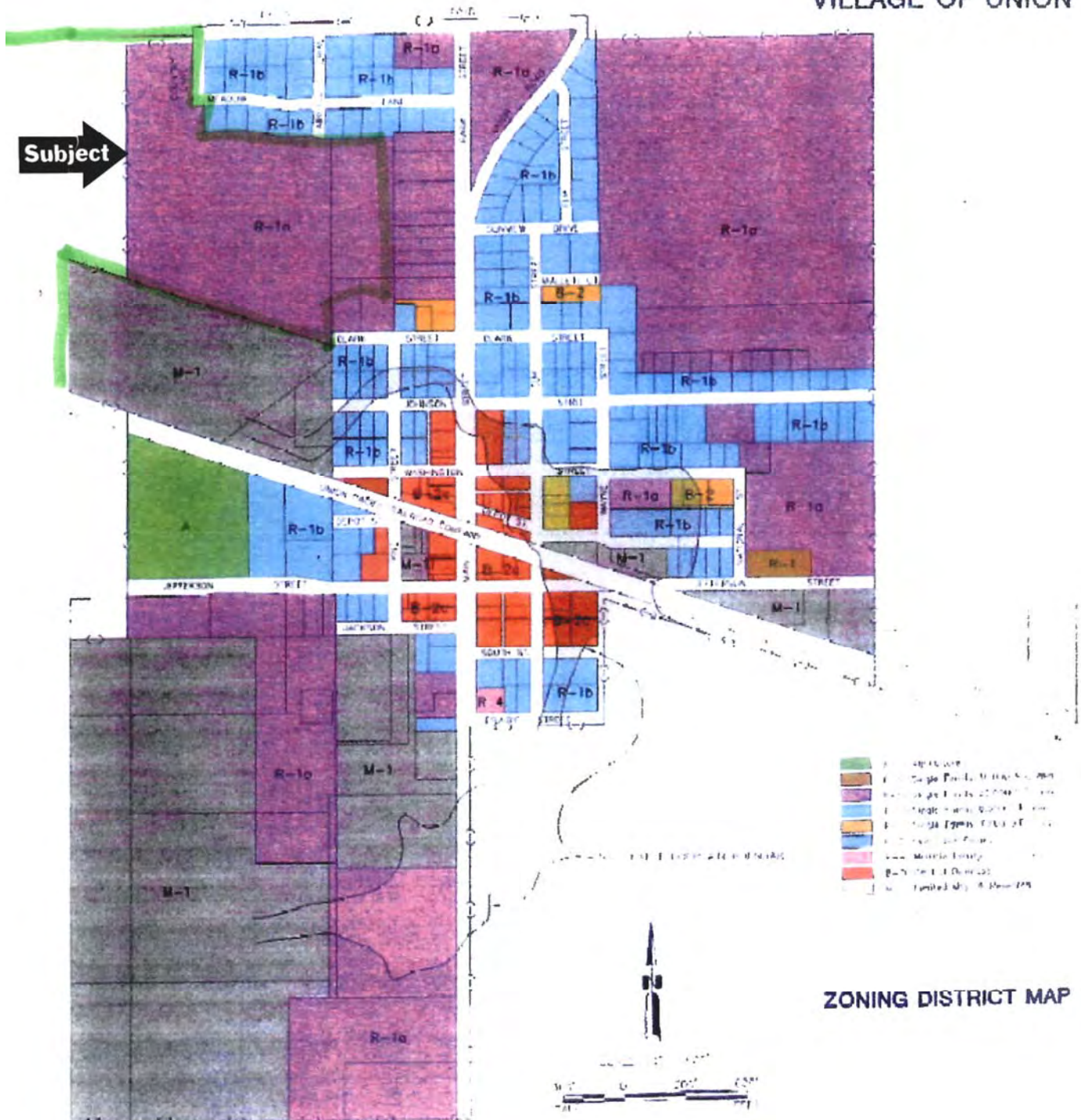


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# ZONING MAP

## VILLAGE OF UNION



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