



128.2 PI 13916 Adamson Road, Huntley Illinois

Property Information

Location

13916 Adamson Road, Huntley, Illinois.

The property has excellent location in southwest McHenry County. The property is located 1 1/4 mile west of Huntley, Illinois approximately 3 1/2 miles north of the McHenry/Kane County line. The farm is located 2 1/4 miles west of State Highway 47.

Legal Description

Property is located in the southwest quarter of Section 7, and the west half of the northwest quarter of Section 18 in the northwest part of Grafton Township, and the southwest quarter of Section 12 of the northeast part of Coral Township.

Price & Terms

- \$2,035,280
- \$13,000/acre
- 10% earnest money. Balance due at closing

Possession

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

Lease Status

Farm and Improvements leased for 2014.

Real Estate Tax

Taxes Payable in 2014: \$9,093.76
Net Taxable Acres: 156.56
Tax ID #s: 18-18-100-001, 18-07-300-002, 17-12-400-004

Soil Types / Productivity

Primary soil types are Will Loam, Varna silt Loam, Ashkum Silt Loam, and Comfrey Loam. Productivity Index (P.I.) is 128.2. See soil map for details.

Land Description

This land is a combination of quality farmland for the present and possible development for the future. Access is approximately 1/4 mile of road frontage on Adamson Road and 1/4 mile of road frontage on Frohling Road.

Buildings/Improvements

Three bedroom ranch dwelling with basement. New well. Other improvements include a 40' x 90' metal machine shed, 24' x 36' wooden corn crib, a workshop, and a two-car unattached garage. The improvements are currently leased and are being sold "As Is".

Rich Grever

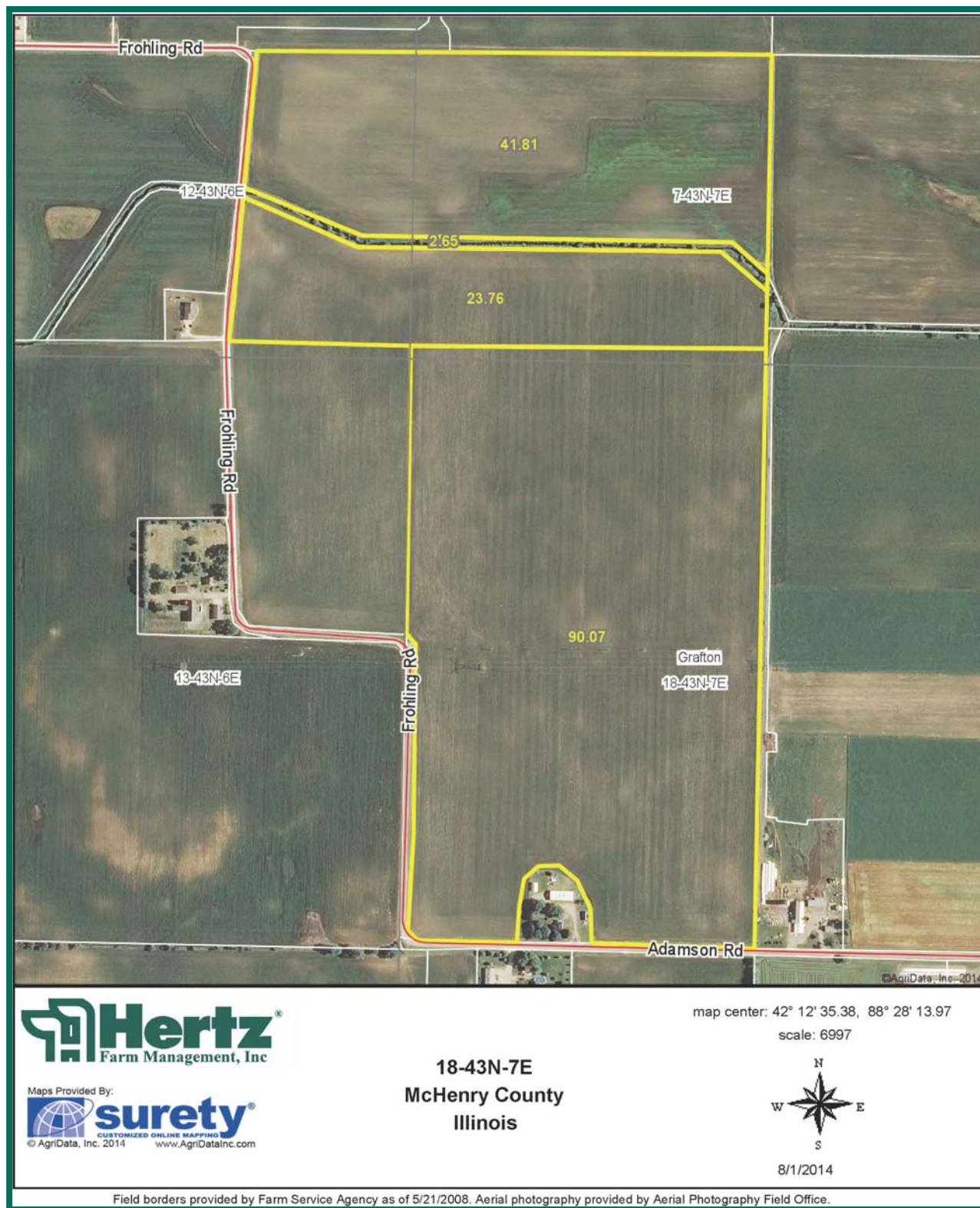
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Aerial Photo



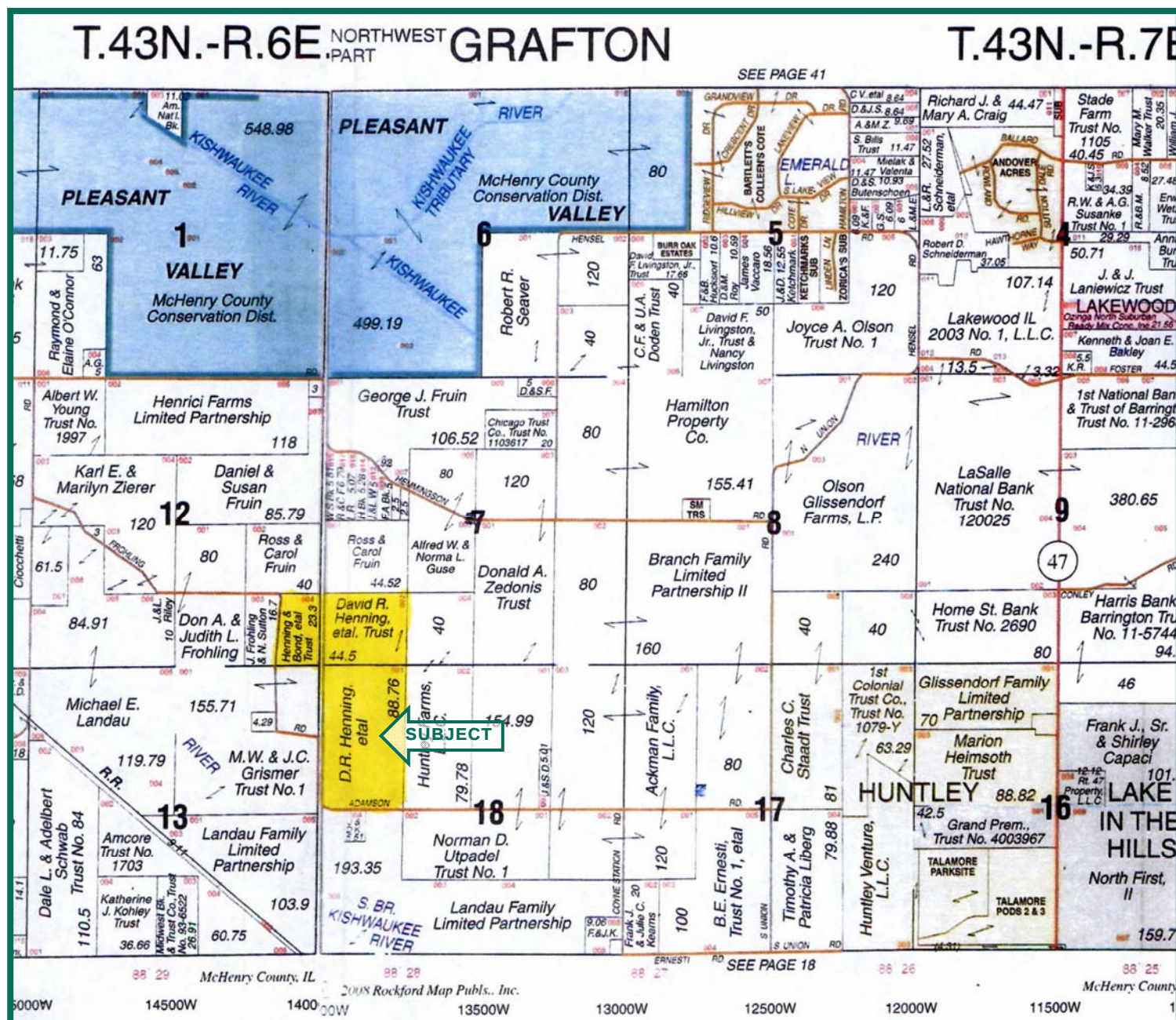
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Plat Map



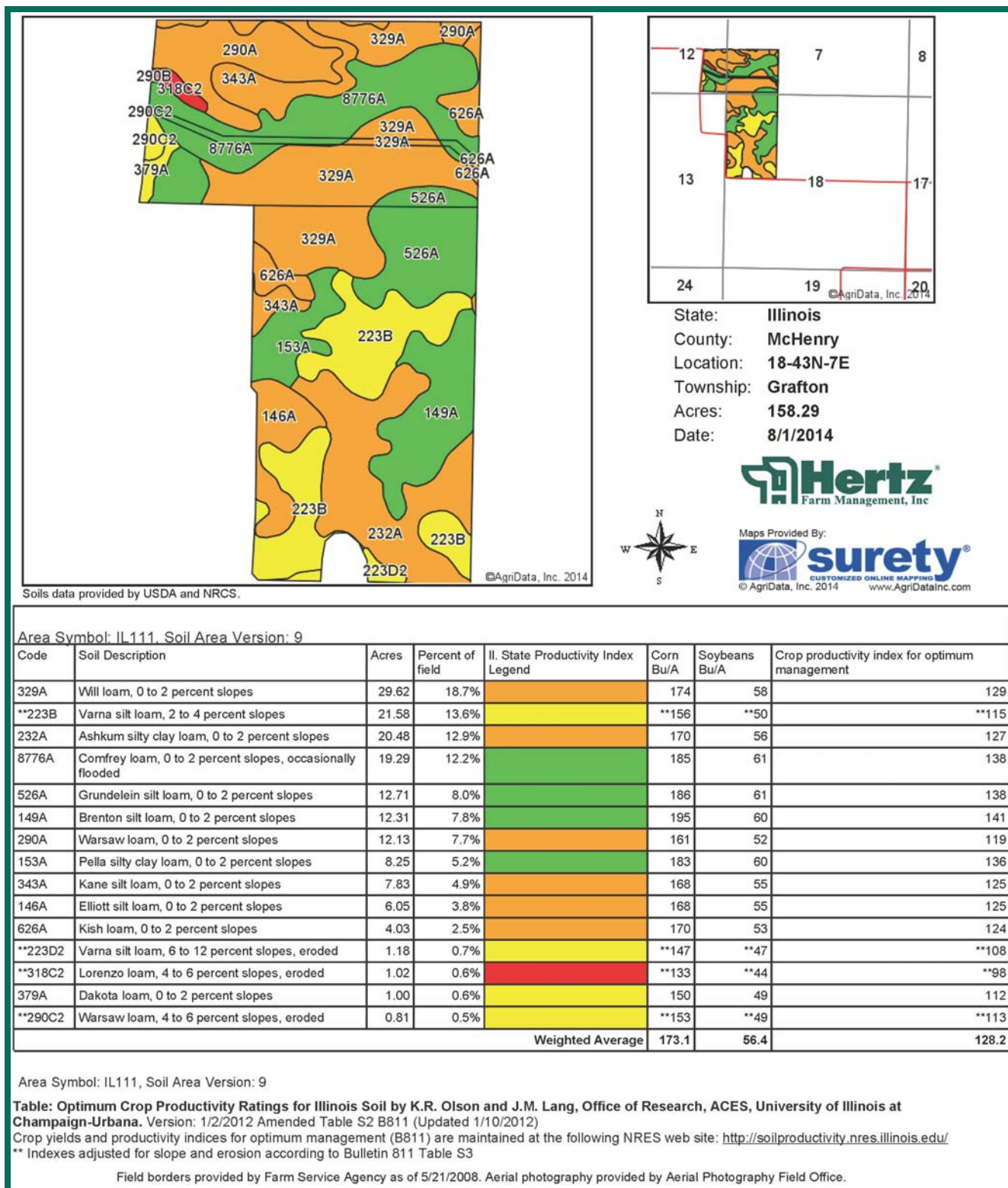
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Soil Map

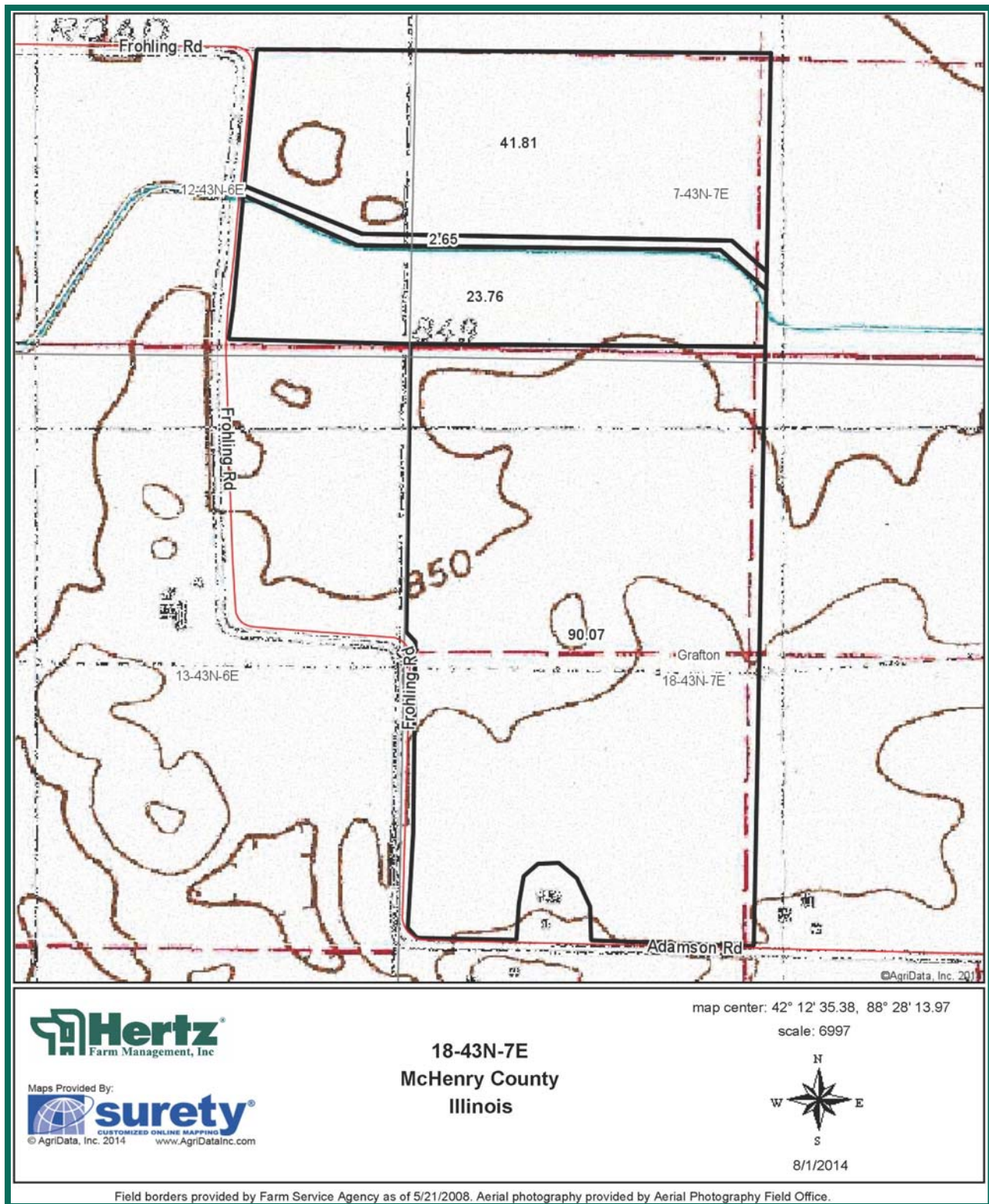


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Topography Map



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