

BERKSHIRE HATHAWAY  
HomeServices

Starck Real Estate

**FOR SALE**

+/- 368 ACRES

Woodstock, IL 60098

\$7,695,000



LISTED & PRESENTED BY  
**KILKENNY GROUP**  
**CLANCY P. GREEN & RICHARD AHRENS**  
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Offered for the first time in over 50 years, here is an opportunity to own a piece of history in the Bull Valley/Crystal Lake/ Woodstock area of rural McHenry County, IL. This unique estate boasts over 368 acres of contiguous woods, ponds, equestrian riding trails that connect to the Bull Valley Riding Club trails, prairie land and unique wetland ecosystems. This secluded personal retreat includes six single family homes throughout the rolling topography of the estate. These homes are anchored by a main home of over 5,500 square feet complete with an indoor pool, 6 bedrooms, 5.4 baths, library, formal living & dining rooms, and much more. Property amenities include an outdoor pool, tennis court, equestrian stables (7 heated stalls & living quarters), hay barn, 4 points of access, and uncompromised views of the "Valley". There is the potential for cooperate retreats, weddings, recreational uses, and hunting! This property has so much to offer and the opportunity to create the next 50 years of ownership. The majority of the property is zoned E-3-Estate in McHenry County, and an additional 100 acres could be available to purchase. 15 minutes to METRA station in Woodstock or Crystal Lake. Bring your vision for the enhancement of this family retreat/compound situated in the heart of one McHenry County's most desirable areas.

# Zoning & R.E. Tax Data

<u>PIN #</u>	<u>ADDRESS</u>	<u>ACREAGE</u>	<u>ZONING</u>	<u>TAXES</u>
13-01-300-015	-	48.23	A-1	\$843.52
13-12-100-015	-	35.17	A-1	\$319.20
13-11-200-020	1316 Fleming Rd (B)	8.17	E-3	\$12,681.72
13-11-200-007	-	2.58	A-1	2407.84
13-11-200-008	-	7	E-3	\$21.76
13-12-100-017	9210 Country Club Rd (A & C)	33.29	E-3	\$28,195.84
13-12-100-016	-	42.50	E-3	\$167.32
13-11-200-024	-	67.88	E-3	923.80
13-11-200-021	1316 Fleming Rd (A)	6	E-3	\$6,386.24
13-11-200-010	9210 Country Club Rd (B)	15.69	E-3	\$4,160.16
13-11-200-011	-	8.83	E-3	0.00
13-11-400-016	-	10.56	E-3	\$205.16
13-11-400-017	-	31.94	E-3	\$517.74
13-12-300-034	8914 Mason Hill Rd	55.87	E-3/A-1	-
<b>TOTALS:</b>		<b>368.79 ACRES</b>		<b>\$56,830.30</b>

## **9210 Country Club (A):**

- 5,748 S/F
- 6 Bed/ 5.4 Bath
- 7 Fireplaces
- Library
- 4 Car Garage
- Indoor Pool
- Full House 30kWh Generator
- DR Wallpaper

## **9210 Country Club (B):**

- 1,104 S/F
- 2 Bed/ 1.1 Bath
- Full Basement
- Fireplace
- 1 Car Garage

## **9210 Country Club (C):**

- 1,056 S/F
- 4 Bed/ 2 Bath
- Full Basement
- Fireplace
- 2 Car Garage

## **1316 Fleming Rd (A):**

- 1,024
- 2 Bed/1 Bath
- Full Basement
- Fireplace
- Screened Porch
- 1 Car Garage

## **1316 Fleming Rd (B):**

- 2,981 S/F
- 4 Bed/4.2 Bath
- Heated Florida Room
- Fireplace
- Full Basement
- 2 Car Garage

## **8914 Mason Hill :**

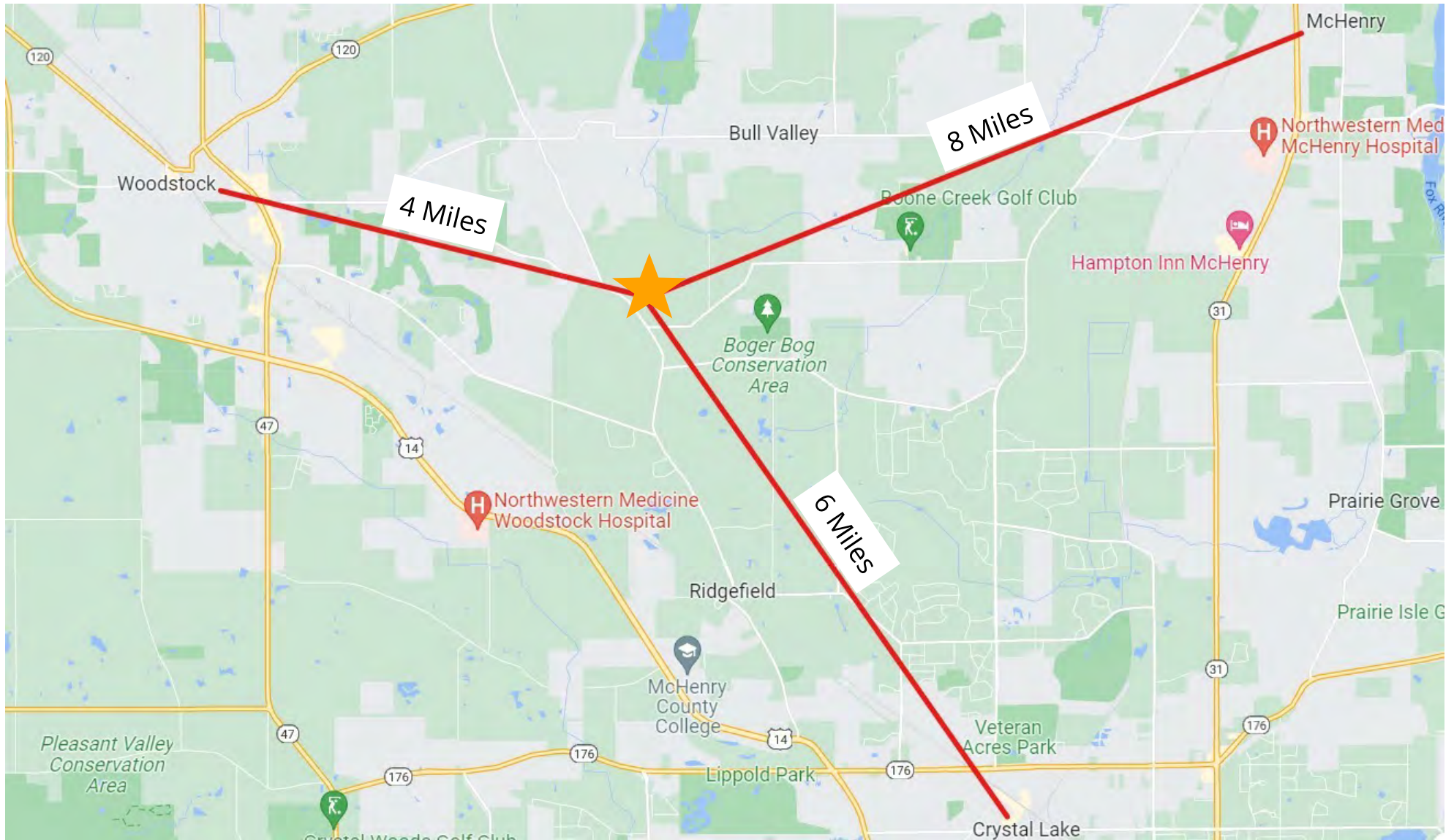
- 3,285 S/F
- 4 Bed/2.1 Bath
- 2 Car Garage

## **Misc:**

- Stables
  - 7 Heated Stalls
  - Equestrian Riding Trails & Bull Valley Riding Club Trails
  - Living Quarters
  - Hay Barn
- Tennis Court
- Spring Fed Outdoor Pool
  - Has Showers
- 4 Points of Access

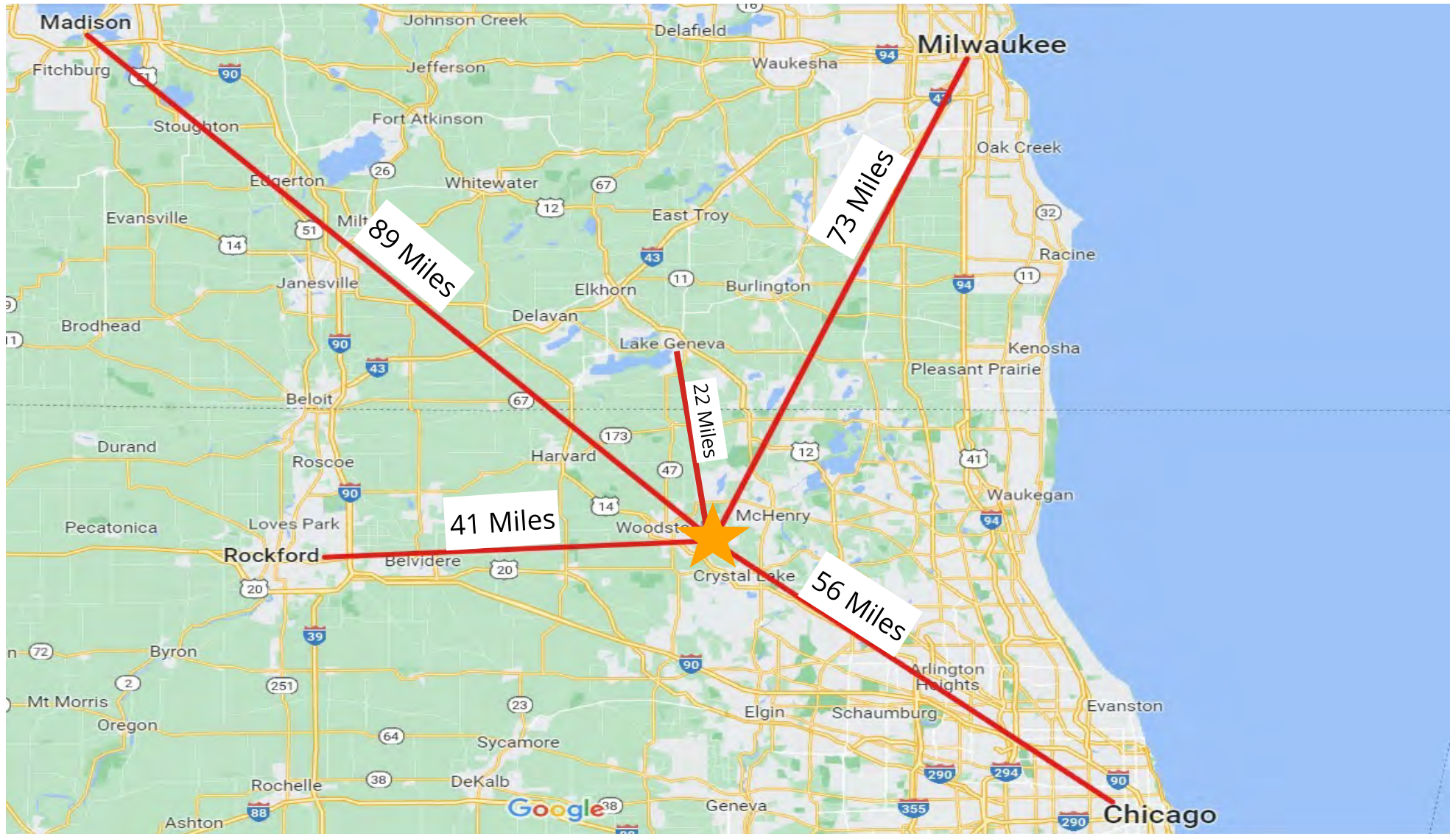


# Local Distance Map



# Surrounding Distance Map

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# Nearby Points of Interest

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## Woodstock, IL

- Woodstock's Historic Square
- Emricson Park
- Challenger Learning Center
- Ryder's Woods
- Public House Restaurant
- El Niagra Restaurant
- Metra UP NW Line
- Northwestern Medicine
- Woodstock Opera House
- Woodstock Water Works
- Marian Central Catholic HS
- Hennen Conservation Area
- Oliver's Bar & Grill
- Mixteca
- Dial a Ride
- McHenry County Government Center
- Woodstock Farmers' Market

## Crystal Lake, IL

- Raue Center for the Arts
- Lakeside Legacy Arts Center
- Sternes Woods & Fen
- Best Buy
- Target
- Sam's Club
- Mercy Health Systems
- Three Oaks Recreation Center
- Veteran's Acres Park
- Crystal Lake Brewing
- Bed Bath & Beyond
- Kohl's
- Metra UP NW Line
- Vibrant Downtown
- Lippold Park

## Lake Geneva, WI

- Geneva Lake Shore Path
- Geneva Lake History Museum
- Riviera Beach
- Lake Geneva Zip Line Adventures
- Geneva National Resort
- Big Foot Beach State Park
- Black Point Estate and Gardens
- Tristan Crist Magic Theater
- Ice Castles
- Lake Geneva Cruise Line
- Timber Ridge Water Park
- Geneva Lake Fishing & Boating
- Dancing Horses Theater
- Grand Geneva Resort
- Safari Lake Geneva

Main Floor Page 8



**Estimated areas**  
GLA FLOOR 1: 4269 sq. ft, excluded 4333 sq. ft  
GLA FLOOR 2: 2481 sq. ft, excluded 259 sq. ft  
Total GLA 6750 sq. ft, total scanned area 11342 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

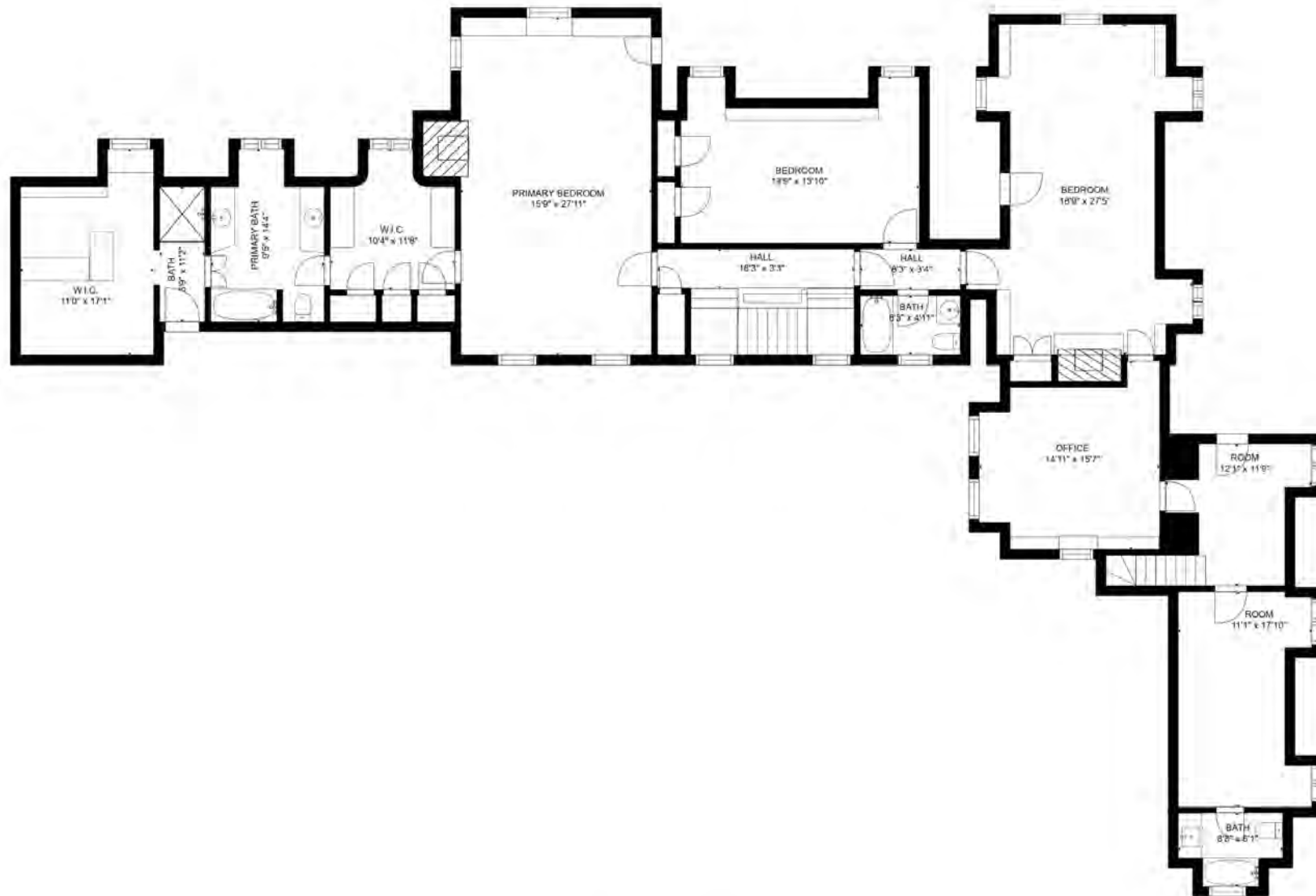
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# 2nd Floor



# Included Houses

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# Pictures

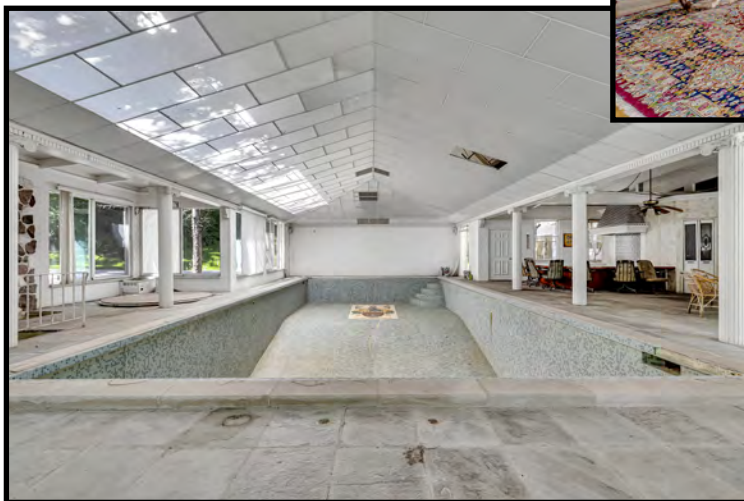
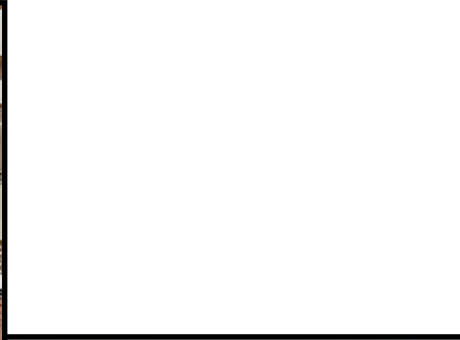
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# Main House Pictures

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**Please reach out for more information.**

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