

LAND FOR SALE

70.53 SURVEYED ACRES

LISTING #17243

MCHENRY COUNTY, ILLINOIS



DOUG YEGGE

C: 563.320.9900

O: 563.659.8185

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ALAN MCNEIL

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O: 563.659.8185

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PeoplesCompany.com

563.659.8185

700 6th Ave

DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

70.53 surveyed acres being part of the West 1/2 of the Southwest 1/4 of Section 10, Township 46 North, Range 7 East of the Fifth Principal Meridian in McHenry County, Illinois. See the attached survey for the exact legal description.

COMMENTS & BUILDING INFORMATION:

A nice, 70.53 surveyed acre, farm is available just outside the City Limits of Hebron, Illinois. This McHenry County farmland tract sits high along state Highway 173. This tract offers a high percentage of quality tillable land and also a small amount of timber located in the southeast corner of the farm. There are 66.47 cropland acres, carrying a Productivity Index of 121.6. Furthermore, 3 acres m/l in the southwest corner of the farm consists of timber creating a small recreational opportunity. The farm is split by Hebron Trail, with the north parcel bordering Seaman Road. The North 19.036 Acres would be an excellent place to build a home or farmstead in the future with faraway sunset views. The farm is located just east of Hebron and 20 minutes from the western suburbs of Chicago. The land is located in Section 10 of Hebron Township in McHenry County, Illinois.

LEASE/FSA INFORMATION:

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@peoplescompany.com

70.53 Surveyed Acres, McHenry County, Illinois

TOTAL ACRES:	70.53
PRICE:	\$705,300
Price Per Acre:	\$10,000
Owner:	Kedley
Operator:	
County & State:	McHenry Co., IL
Location:	E. of Hebron, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	121.6 PI
Taxable Acres:	
Net RE Taxes:	\$2,046
Taxes Payable In:	2023
Topography:	Level

F.S.A. INFORMATION:

Farmland:	73.88
Crop Acres:	66.47
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	46.59
Corn Yield:	168
Soybean Base:	15.53
Soybean Yield:	54

APPROXIMATE BREAKDOWN OF ACRES:

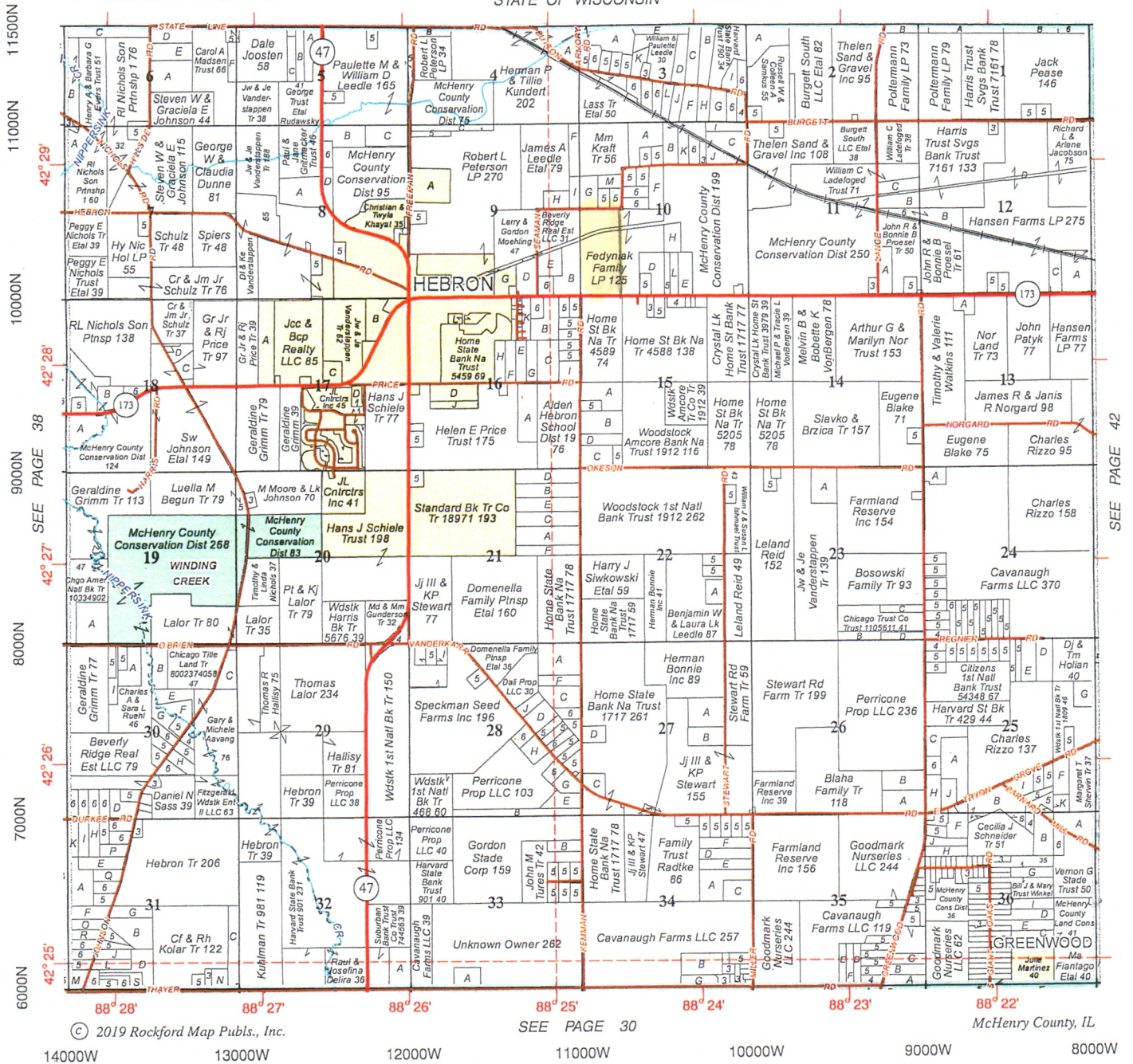
Total Acres:	70.53
Tillable Acres:	66.47
CRP Acres:	
Farmstead:	
Roads:	2.5
Waste & Waterways:	1.56
Timber:	
Pasture:	

HEBRON

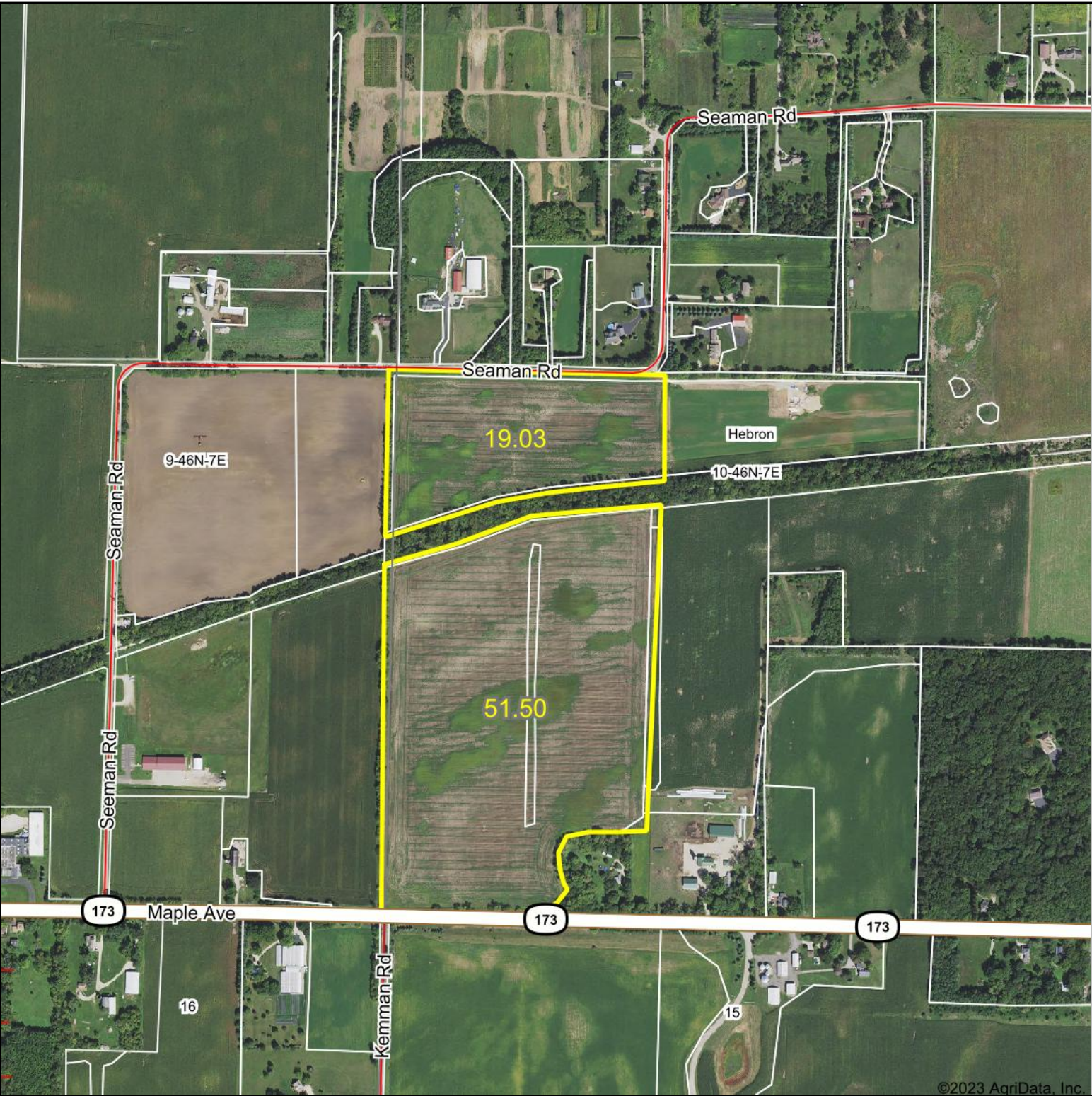
STATE OF WISCONSIN

Refer to page 62 for keyed parcels

T.46N.-R.7E.



Aerial Map - Total Acres



©2023 AgriData, Inc.



Boundary Center: 42° 28' 33.16, -88° 24' 38.64



10-46N-7E
McHenry County
Illinois

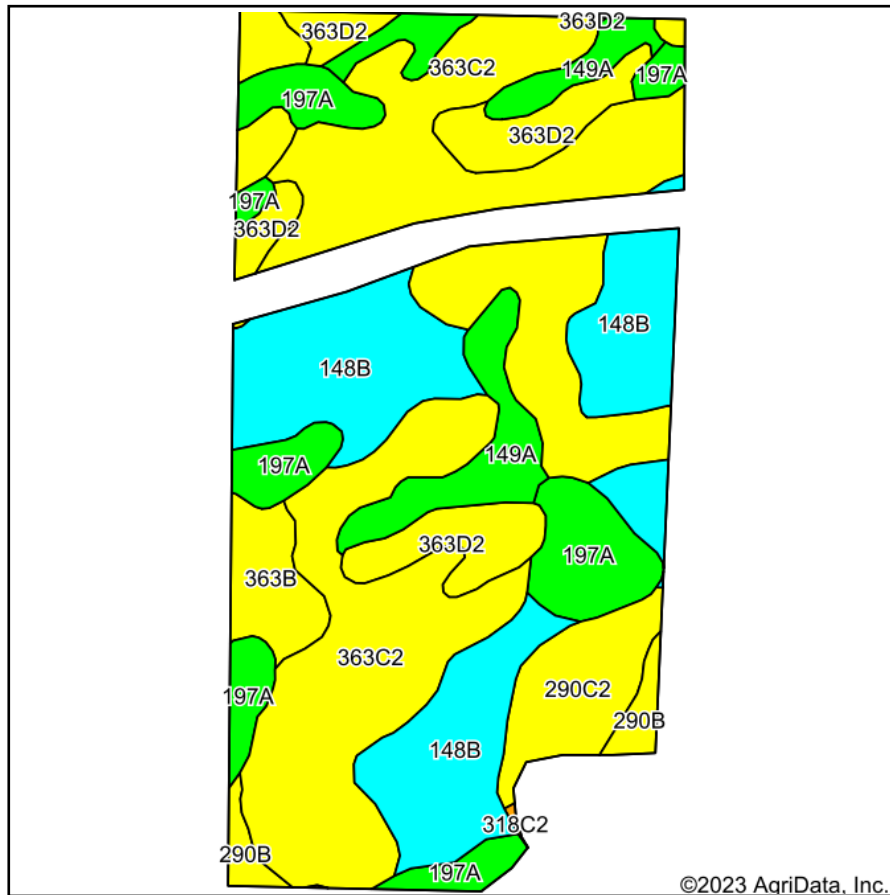


Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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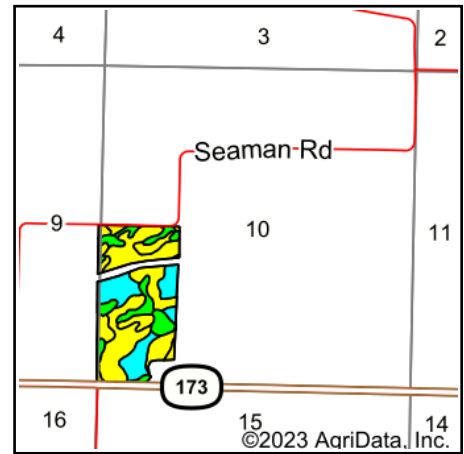
11/22/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McHenry**
 Location: **10-46N-7E**
 Township: **Hebron**
 Acres: **70.53**
 Date: **11/22/2023**

PC PEOPLES
 COMPANY
 INTEGRATED LAND SOLUTIONS

Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
**363C2	Griswold loam, 4 to 6 percent slopes, eroded	28.78	40.8%		**147	**49	**60	**72	**4.51	**110
**148B	Proctor silt loam, 2 to 5 percent slopes	15.65	22.2%		**181	**57	**69	**97	**6.27	**132
197A	Troxel silt loam, 0 to 2 percent slopes	7.72	10.9%		191	60	73	100	6.90	140
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	5.74	8.1%		**145	**48	**59	**72	**4.46	**109
149A	Brenton silt loam, 0 to 2 percent slopes	5.01	7.1%		195	60	74	105	0.00	141
**290C2	Warsaw loam, 4 to 6 percent slopes, eroded	3.54	5.0%		**148	**48	**59	**76	**4.70	**110
**363B	Griswold loam, 2 to 4 percent slopes	2.90	4.1%		**154	**51	**63	**76	**4.75	**116
**290B	Warsaw loam, 2 to 4 percent slopes	1.19	1.7%		**156	**50	**62	**80	**4.95	**115
Weighted Average					163.1	52.7	64.4	83.5	4.9	120.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

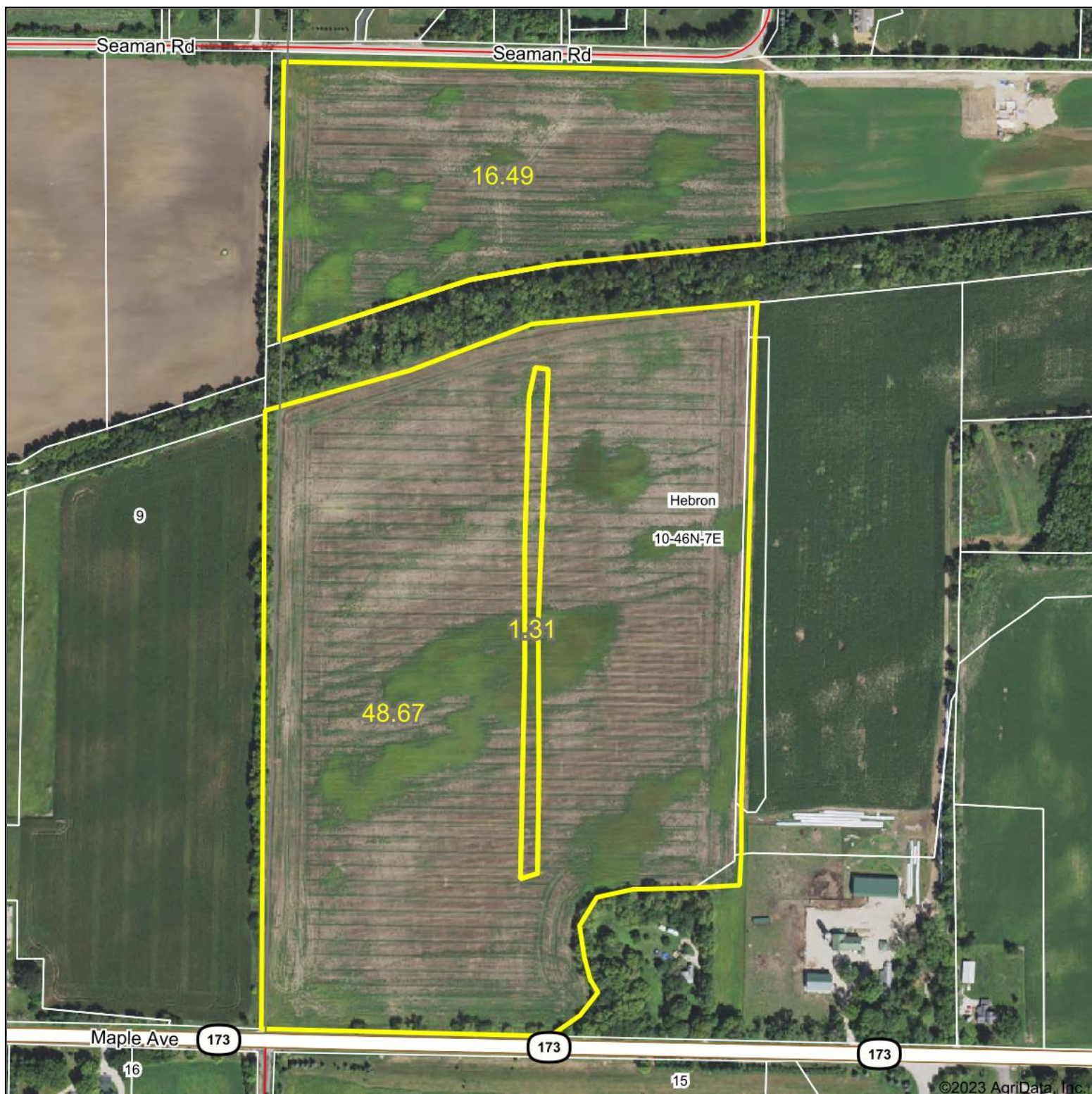
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Aerial Map - Tillable Acres



Boundary Center: 42° 28' 33.11, -88° 24' 38.82

0ft 412ft 824ft

10-46N-7E
McHenry County
Illinois

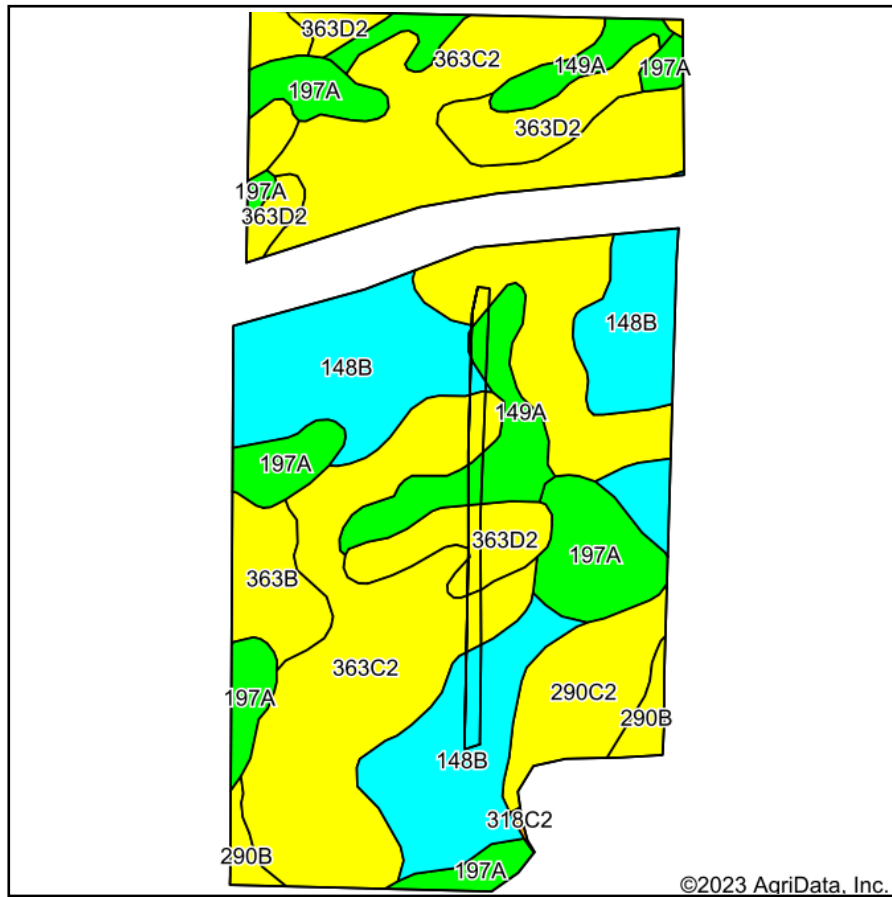


Maps Provided By:
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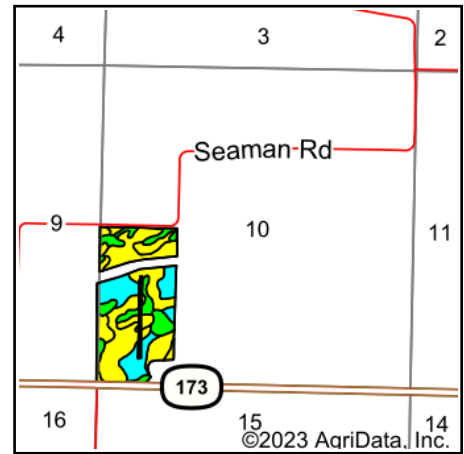
11/22/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McHenry**
 Location: **10-46N-7E**
 Township: **Hebron**
 Acres: **66.47**
 Date: **11/22/2023**

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**363C2	Griswold loam, 4 to 6 percent slopes, eroded	26.91	40.5%		**147	**49	**60	**72	**4.51	**110
**148B	Proctor silt loam, 2 to 5 percent slopes	14.87	22.4%		**181	**57	**69	**97	**6.27	**132
197A	Troxel silt loam, 0 to 2 percent slopes	7.29	11.0%		191	60	73	100	6.90	140
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	5.35	8.0%		**145	**48	**59	**72	**4.46	**109
149A	Brenton silt loam, 0 to 2 percent slopes	4.75	7.1%		195	60	74	105	0.00	141
**290C2	Warsaw loam, 4 to 6 percent slopes, eroded	3.50	5.3%		**148	**48	**59	**76	**4.70	**110
**363B	Griswold loam, 2 to 4 percent slopes	2.77	4.2%		**154	**51	**63	**76	**4.75	**116
**290B	Warsaw loam, 2 to 4 percent slopes	1.03	1.5%		**156	**50	**62	**80	**4.95	**115
Weighted Average					163.2	52.7	64.5	83.5	4.9	120.7

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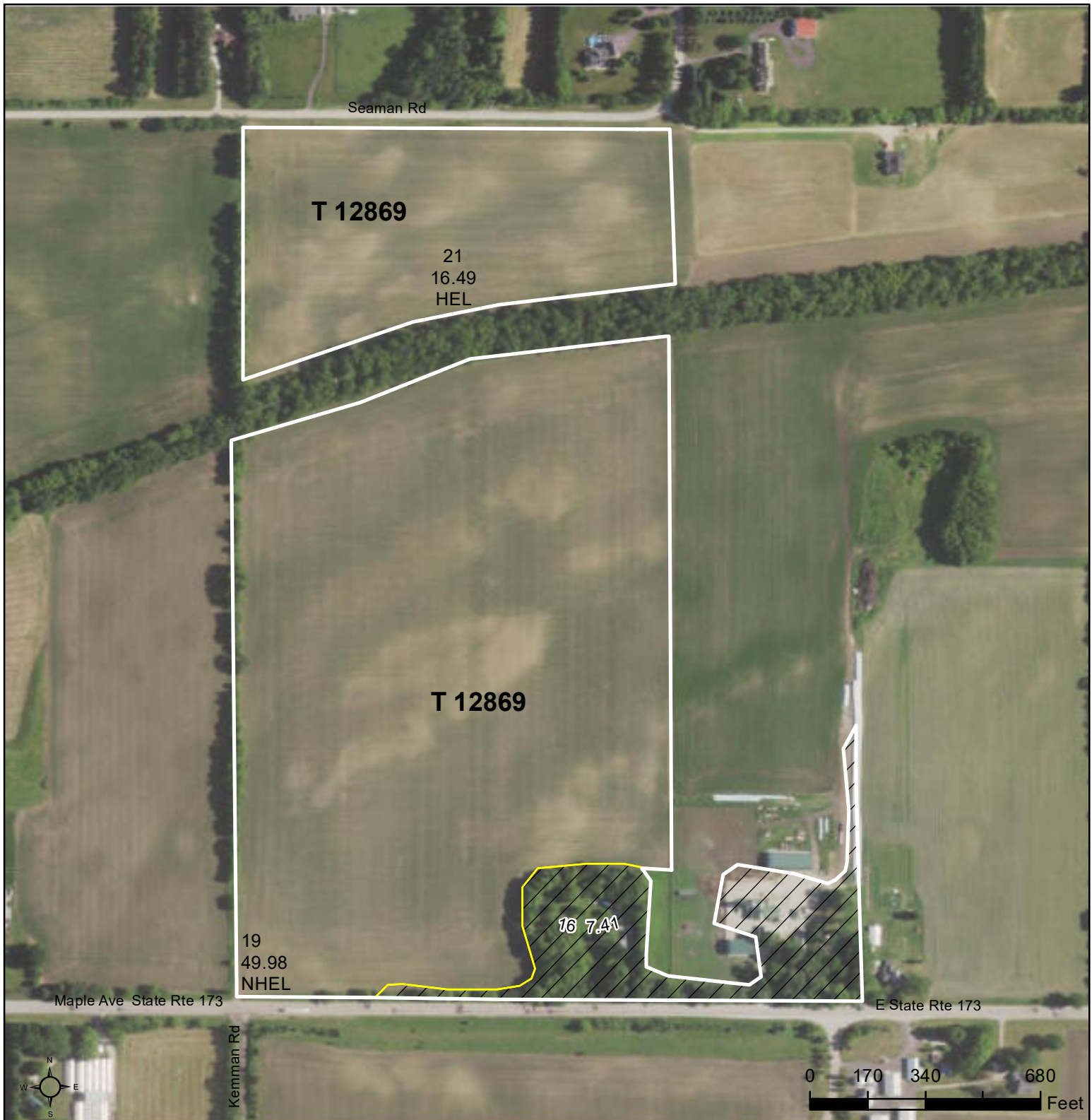
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



United States
Department of
Agriculture

McHenry County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2023 Program Year

Map Created May 03, 2023

Farm **9642**
Tract **12869**

Tract Cropland Total: 66.47 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Operator Name

:

MORAGRA FAMILY FARMS

CRP Contract Number(s)

:

None

Recon ID

:

17-111-2021-75

Transferred From

:

None

ARCPLC G//F Eligibility

:

Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
73.88	66.47	66.47	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	66.47		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	46.59	0.00	168	0
Soybeans	15.53	0.00	54	0
TOTAL	62.12	0.00		

NOTES

Tract Number

:

12869

Description

:

FSA Physical Location

:

ILLINOIS/MCHENRY

ANSI Physical Location

:

ILLINOIS/MCHENRY

BIA Unit Range Number

:

HEL Status

:

HEL field on tract.Conservation system being actively applied

Wetland Status

:

Wetland determinations not complete

WL Violations

:

None

Owners

:

LAUREL KEDLEY

Other Producers

:

None

Recon ID

:

17-111-2021-74

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.88	66.47	66.47	0.00	0.00	0.00	0.00	0.0

Tract 12869 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	66.47	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	46.59	0.00	168
Soybeans	15.53	0.00	54
TOTAL	62.12	0.00	

NOTES

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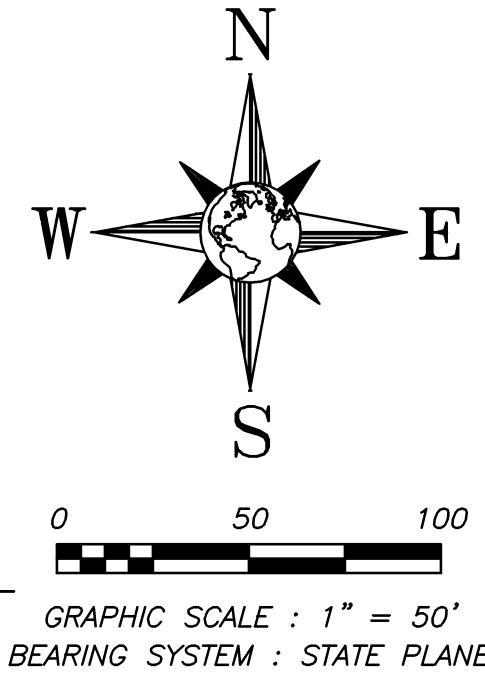
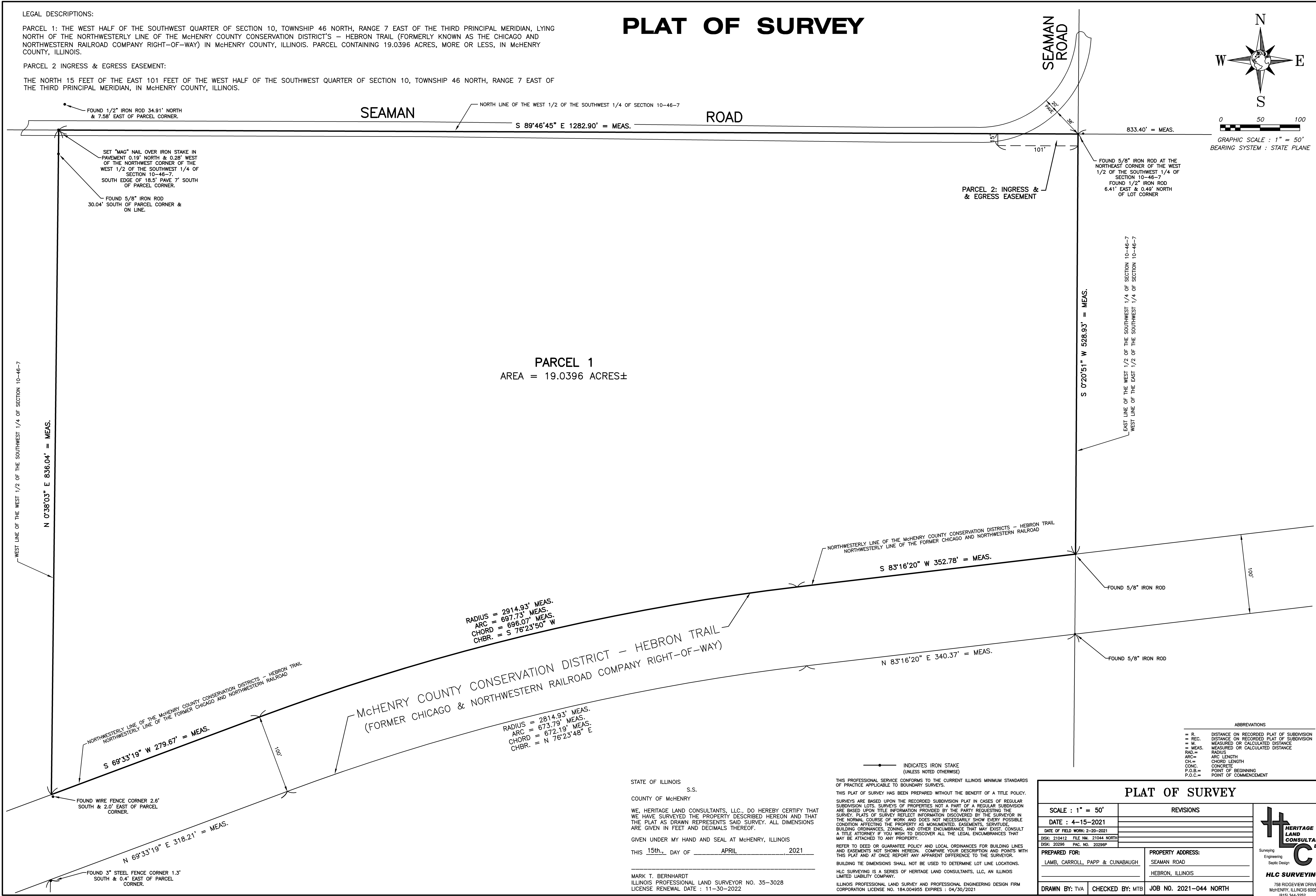
LEGAL DESCRIPTIONS:

PARCEL 1: THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHWESTERLY LINE OF THE McHENRY COUNTY CONSERVATION DISTRICT'S - HEBRON TRAIL (FORMERLY KNOWN AS THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT-OF-WAY) IN McHENRY COUNTY, ILLINOIS. PARCEL CONTAINING 19.0396 ACRES, MORE OR LESS, IN McHENRY COUNTY, ILLINOIS.

PARCEL 2 INGRESS & EGRESS EASEMENT:

THE NORTH 15 FEET OF THE EAST 101 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

PLAT OF SURVEY



PARCEL 1
AREA = 19.0396 ACRES±

PARCEL 2: INGRESS & EGRESS EASEMENT

ABBREVIATIONS	
= R.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= REC.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= M.	MEASURED OR CALCULATED DISTANCE
= MEAS.	MEASURED OR CALCULATED DISTANCE
= RAD.	RADIUS
= ARC	ARC LENGTH
= CH	CHORD LENGTH
= CONC.	CONCRETE
= P.O.B.	POINT OF BEGINNING
= P.O.C.	POINT OF COMMENCEMENT

STATE OF ILLINOIS
S.S.
COUNTY OF McHENRY

WE, HERITAGE LAND CONSULTANTS, LLC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT AS DRAWN REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT McHENRY, ILLINOIS

THIS 15th., DAY OF APRIL, 2021

MARK T. BERNHARDT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3028
LICENSE RENEWAL DATE : 11-30-2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

THIS PLAT OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISION LOTS. SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. PLATS OF SURVEY REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY AS MONUMENTED, EASEMENTS, SERVITUDE, BUILDING ORDINANCES, ZONING, AND OTHER ENCUMBRANCE THAT MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBRANCES THAT MAY BE ATTACHED TO ANY PROPERTY.

REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

BUILDING THE DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS. HLC SURVEYING IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184.004955 EXPIRES : 04/30/2021

PLAT OF SURVEY

SCALE : 1" = 50'		REVISIONS	
DATE : 4-15-2021			
DATE OF FIELD WORK: 2-20-2021			
DISK: 210412 FILE NAM: 21044 NORTH			
DISK: 20296 PAC. NO. 20296P			
PREPARED FOR:		PROPERTY ADDRESS:	
LAMB, CARROLL, PAPP & CUNABAUGH		SEAMAN ROAD	
		HEBRON, ILLINOIS	
DRAWN BY: TVA		CHECKED BY: MTB	
		JOB NO. 2021-044 NORTH	



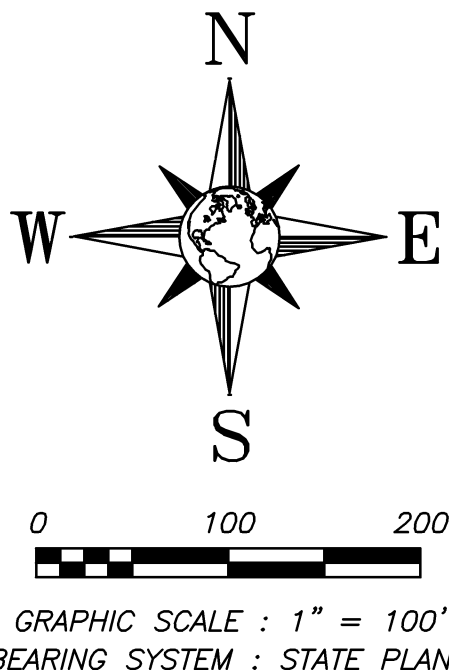
HERITAGE
LAND
CONSULTANTS
LLC

Surveying
Engineering
Septic Design

HLC SURVEYING

758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815) 344-3252

PLAT OF SURVEY



LEGAL DESCRIPTIONS:

PARCEL 1: THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHEASTERLY LINE OF THE McHENRY COUNTY CONSERVATION DISTRICT'S - HEBRON TRAIL (FORMERLY KNOWN AS THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT-OF-WAY), EXCEPTING THE SOUTH 425.00 FEET OF THE EAST 445.00 FEET OF SAID WEST HALF OF THE SOUTHWEST QUARTER IN McHENRY COUNTY, ILLINOIS. PARCEL CONTAINING 51.4889 ACRES, MORE OR LESS, IN McHENRY COUNTY, ILLINOIS.

PARCEL 1
AREA = 51.4889 ACRES±

STATE OF ILLINOIS
S.S.
COUNTY OF McHENRY

WE, HERITAGE LAND CONSULTANTS, LLC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT AS DRAWN REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT McHENRY, ILLINOIS
THIS 13th., DAY OF APRIL, 2021

MARK T. BERNHARDT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3028
LICENSE RENEWAL DATE : 11-30-2022

INDICATES IRON STAKE (UNLESS NOTED OTHERWISE)

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ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184.004955 EXPIRES : 04/30/2021

PLAT OF SURVEY

SCALE : 1" = 100'		REVISIONS	
DATE : 4-13-2021			
DATE OF FIELD WORK: 2-20-2021			
DISK: 210412 FILE NM: 21044 SOUTH			
DISK: 21044 PAC. NO. 21044P			
PREPARED FOR: LAMB, CARROLL, PAPP & CUNABAUCH		PROPERTY ADDRESS: ILLINOIS STATE ROUTE #173 HEBRON, ILLINOIS	
DRAWN BY: TVA	CHECKED BY: MTB	JOB NO. 2021-044 SOUTH	

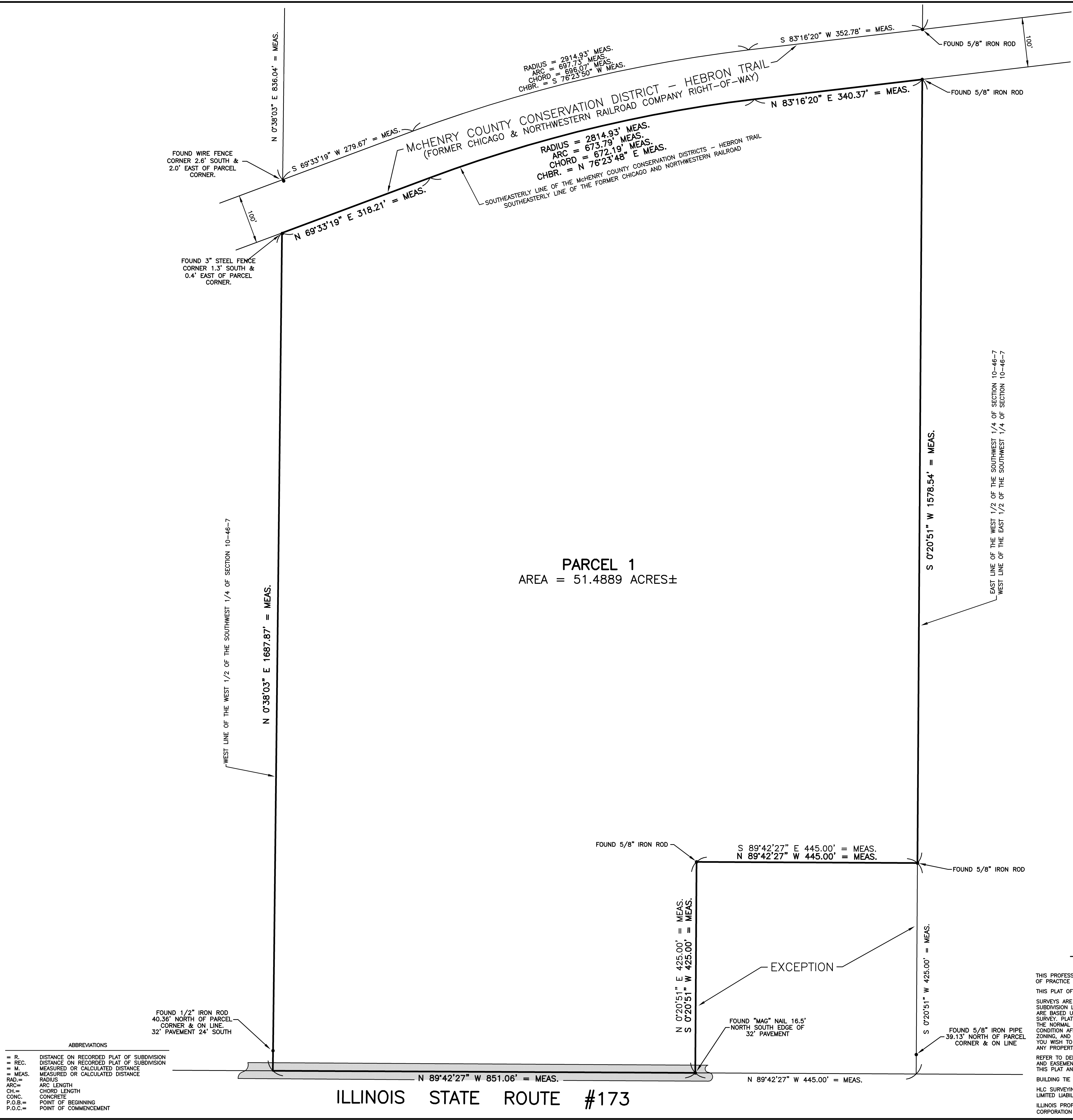


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Surveying
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758 RIDGEVIEW DRIVE
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- ABBREVIATIONS
- = R. DISTANCE ON RECORDED PLAT OF SUBDIVISION
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 - RAD. = RADIUS
 - ARC = ARC LENGTH
 - CH. = CHORD LENGTH
 - CONC. CONCRETE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT

ILLINOIS STATE ROUTE #173