

LAND FOR SALE

248.202 ACRES M/L
MCHENRY COUNTY, ILLINOIS

LISTING #17132



DOUGLAS R. YEGGE

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ALAN MCNEIL

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Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

That part of the East 1/4 of the East 1/2 of Section 22, and the West 1/2 of the West 1/2 of Section 23, Township 46 North, Range 7 East, McHenry County, IL.
See EXHIBIT "A" for a complete legal description.

248.202 Acres M/L, McHenry County, IL

COMMENTS & BUILDING INFORMATION:

McHenry County, Illinois, Land Available- Peoples Company is proud to present 248.202 Acres m/l of high-quality farmland located Southeast of Hebron, Illinois. The farm consists of 235.69 FSA cropland, of which, are in row crop production carrying a Productivity Index of 131.4. The primary soil types on the property include Pella silty clay loam, Brenton silt loam, and Casco loam. Included on this farm is a 118' x40', (4,720 square foot). metal storage building with a 12'x12' door and two 9'x8' doors. Contact the Listing Agent for rent details.

This high-quality farmland tract is located in a strong farming community and would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. Several grain marketing outlets are located nearby, including grain elevators and ethanol plants. The farm is leased for the 2024 crop season. This property is located southeast of Hebron, Illinois, in Sections 22 & 23 of Hebron Township, McHenry County, Illinois.

LEASE/FSA INFORMATION:

Rented for the 2024 crop year. Call agent for lease details.

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

TOTAL ACRES:	248.202
PRICE:	\$3,226,626
Price Per Acre:	\$13,000
Owner:	RYCO
Operator:	MorAgra Farms
County & State:	McHenry Co., IL
Location:	2/5 miles southeast of Hebron, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	131.4 PI
Taxable Acres:	249.26
Net RE Taxes:	\$10,769
Taxes Payable In:	2023-2024
Topography:	Level

F.S.A. INFORMATION:

Farmland:	250.85
Crop Acres:	235.69
Effective DCP Cropland	235.69
CRP Acres:	
Corn Base:	154.17
Corn Yield:	115.8 est.
Soybean Base:	62.98
Soybean Yield:	38.39 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	248.202
Tillable Acres:	235.69
CRP Acres:	
Building site:	5
Roads:	4
Waterways:	
Timber:	
Pasture:	3.512

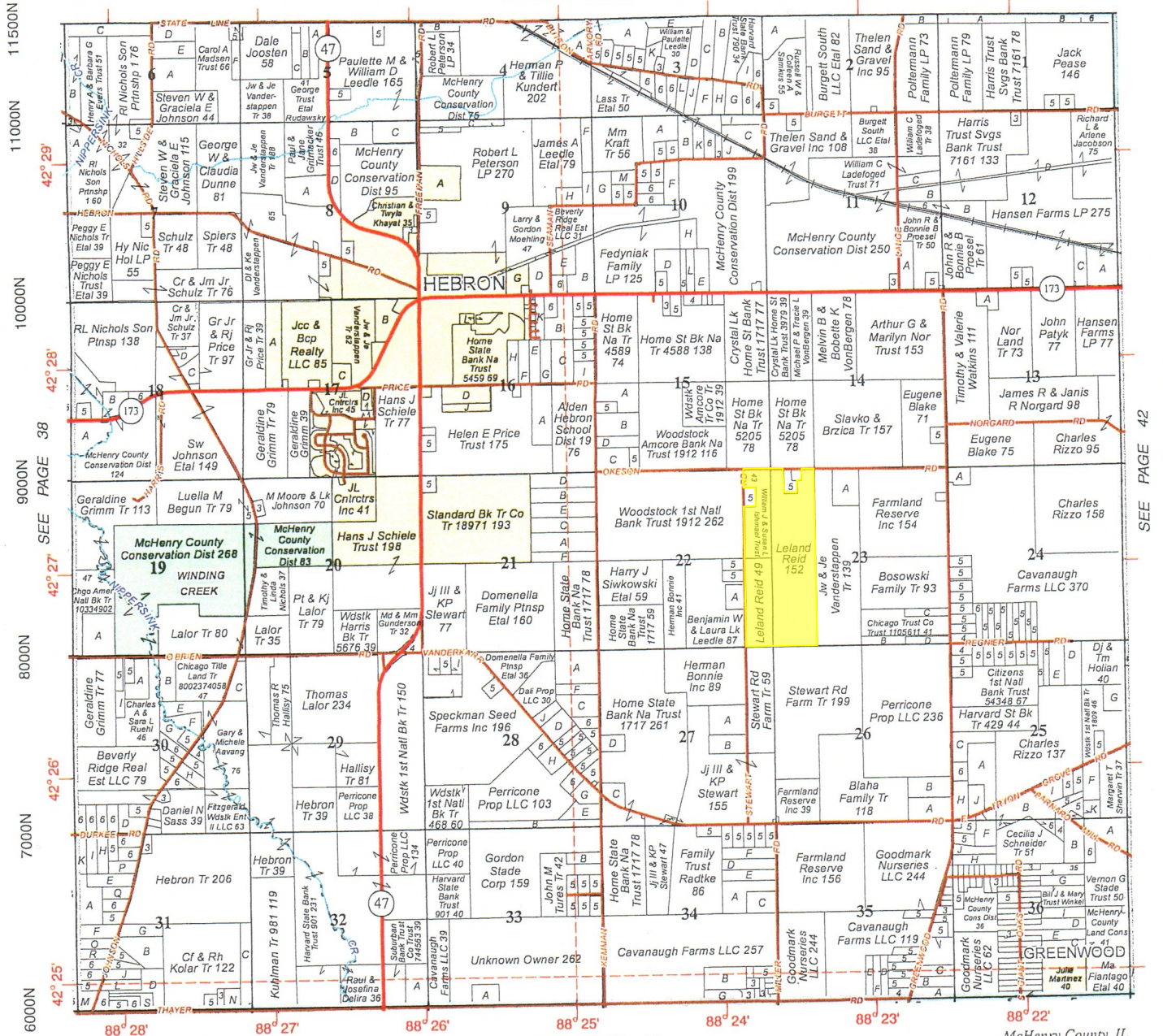
PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

HEBRON

STATE OF WISCONSIN

Refer to page 62 for keyed parcels
T.46N.-R.7E.



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SEE PAGE 30

McHenry County, IL

14000W 13000W 12000W 11000W 10000W 9000W 8000W

EXHIBIT "A"

Parcel 1.

THE EAST 50 AND THREE EIGHTHS ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, (EXCEPT THEREFROM ALL THAT PART HERETOFORE CONVEYED TO CLARENCE GROBBERT BY DEED DATED JULY 5, 1946 AND RECORDED JULY 12, 1946 IN BOOK 284 OF DEEDS, PAGE 455), ALL THE ABOVE DESCRIBED LAND BEING AND LYING IN TOWNSHIP 46 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE TOWNSHIP OF HEBRON, IN MCHENRY, ILLINOIS.

AND

Parcel 2:

THE EAST 838 FEET OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 46 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN MCHENRY COUNTY, ILLINOIS.

ALSO

THE WEST HALF OF THE WEST HALF OF SECTION 23, TOWNSHIP 46 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 46 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

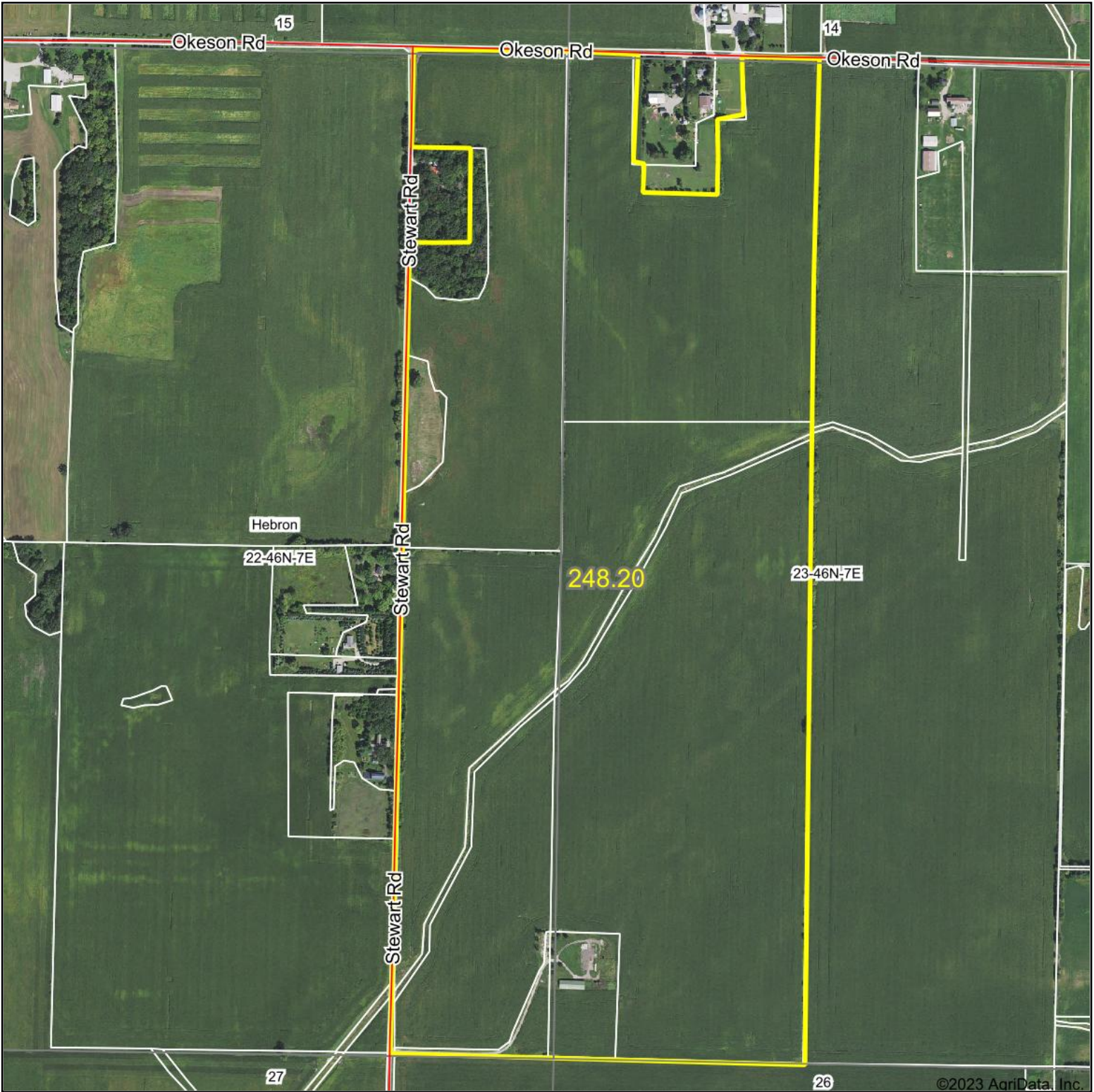
COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 89 DEGREES, 39 MINUTES, 42 SECONDS WEST ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, 407.50 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 03 DEGREES, 33 MINUTES, 13 SECONDS EAST, 330.0 FEET; THENCE NORTH 89 DEGREES, 39 MINUTES, 42 SECONDS WEST, 300.0 FEET; THENCE NORTH 03 DEGREES, 33 MINUTES, 13 SECONDS WEST, 330.0 FEET TO THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES, 39 MINUTES, 42 SECONDS EAST ALONG SAID NORTH LINE, 300.0 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 46 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST 1/2; THENCE NORTH 89 DEGREES, 39 MINUTES, 42 SECONDS WEST ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHWEST, 707.50 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 03 DEGREES, 33 MINUTES, 13 SECONDS EAST, 330.0 FEET; THENCE SOUTH 89 DEGREES, 39 MINUTES, 42 SECONDS EAST, 150.0 FEET; THENCE SOUTH 03 DEGREES, 33 MINUTES, 13 SECONDS EAST, 389.06 FEET; THENCE NORTH 89 DEGREES, 39 MINUTES, 42 SECONDS WEST, 402.51 FEET; THENCE NORTH 0 DEGREES, 09 MINUTES, 52 SECONDS WEST, 717.43 FEET TO THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 39 MINUTES 42 SECONDS EAST ALONG SAID NORTH LINE, 210.0 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

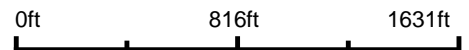
Aerial Map - Total Acres



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Boundary Center: 42° 27' 1.93, -88° 23' 35.22



23-46N-7E
McHenry County
Illinois



Maps Provided By:

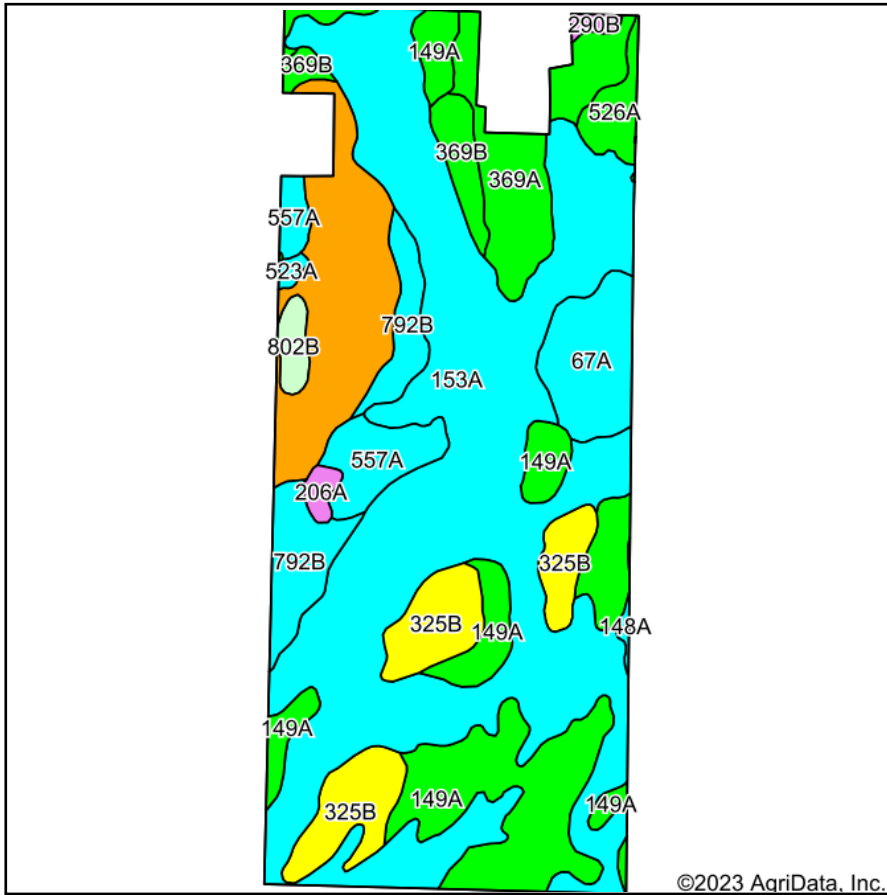


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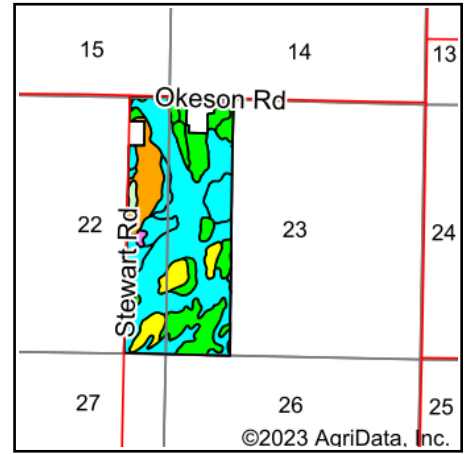
9/19/2023

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: **22-46N-7E**
 Township: **Hebron**
 Acres: **248.2**
 Date: **9/19/2023**



Maps Provided By:



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Area Symbol: IL111, Soil Area Version: 18

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
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	114.43	46.1%		183	60	70	92	0.00	136
149A	Brenton silt loam, 0 to 2 percent slopes	37.15	15.0%		195	60	74	105	0.00	141
**323C2	Casco loam, 4 to 6 percent slopes, eroded	21.88	8.8%		**130	**43	**51	**60	**2.68	**96
**325B	Dresden silt loam, 2 to 4 percent slopes	17.31	7.0%		**156	**50	**60	**81	**4.10	**115
369A	Waupecan silt loam, 0 to 2 percent slopes	14.19	5.7%		189	59	74	102	6.90	139
**792B	Bowes silt loam, 2 to 4 percent slopes	11.38	4.6%		**174	**56	**70	**95	**7.31	**129
67A	Harpster silty clay loam, 0 to 2 percent slopes	10.26	4.1%		182	57	68	89	0.00	133
557A	Millstream silt loam, 0 to 2 percent slopes	8.10	3.3%		179	56	69	93	0.00	130
**369B	Waupecan silt loam, 2 to 4 percent slopes	4.89	2.0%		**187	**58	**73	**101	**6.83	**138
526A	Grundelein silt loam, 0 to 2 percent slopes	3.50	1.4%		186	61	71	98	0.00	138
802B	Orthents, loamy, undulating	2.12	0.9%						.00	
206A	Thorp silt loam, 0 to 2 percent slopes	1.21	0.5%		170	55	66	88	0.00	126
**290B	Warsaw loam, 2 to 4 percent slopes	0.77	0.3%		**159	**51	**63	**81	**5.09	**118
523A	Dunham silty clay loam, 0 to 2 percent slopes	0.58	0.2%		177	58	69	90	0.00	132
148A	Proctor silt loam, 0 to 2 percent slopes	0.43	0.2%		185	58	70	99	6.40	135

Weighted Average	176.4	56.7	67.8	90.4	1.40	130.1
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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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

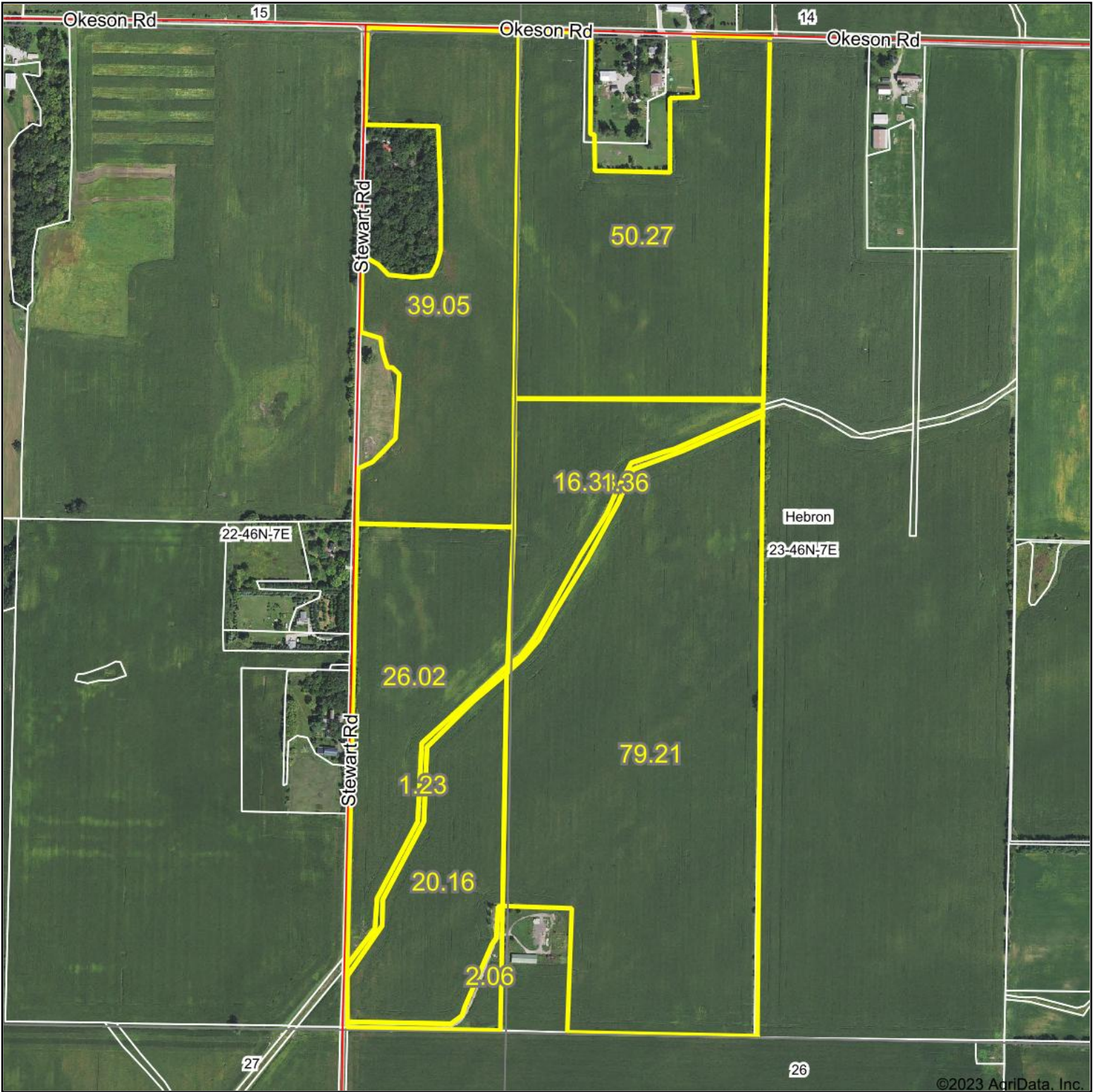
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

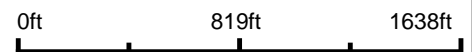
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

Aerial Map - Tillable Acres



Boundary Center: 42° 27' 1.98, -88° 23' 35.09



23-46N-7E
McHenry County
Illinois

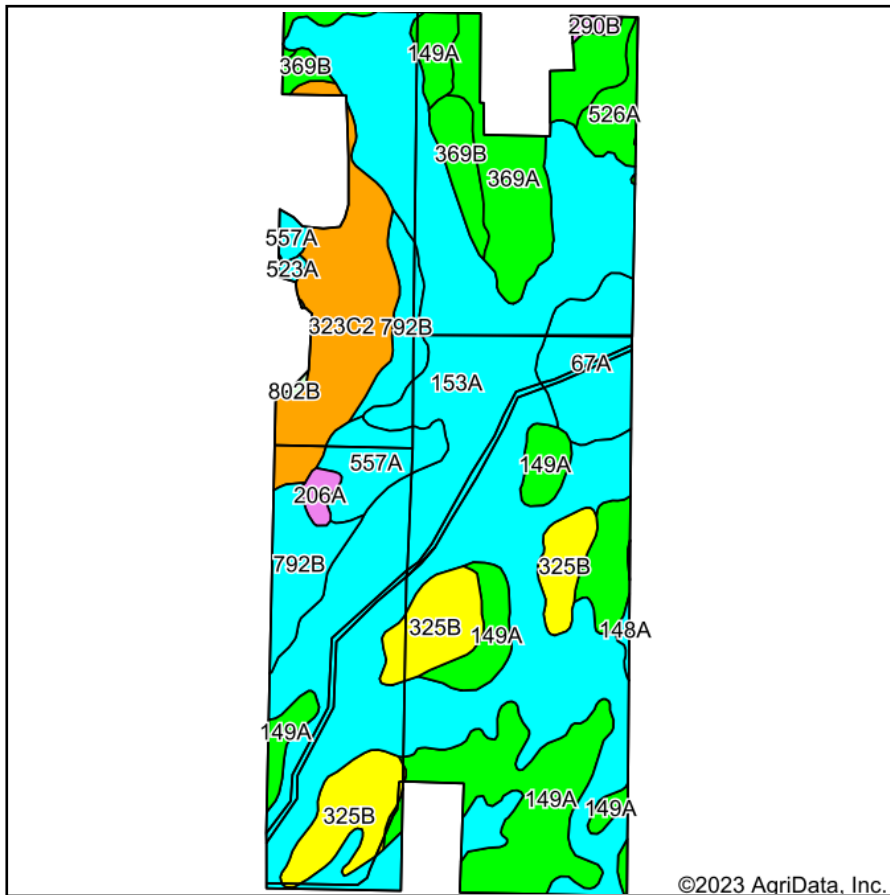


Maps Provided By:
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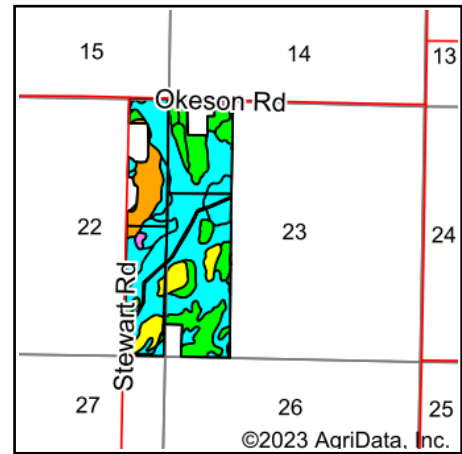
9/28/2023

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: **23-46N-7E**
 Township: **Hebron**
 Acres: **235.69**
 Date: **9/28/2023**



Maps Provided By:



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Area Symbol: IL111, Soil Area Version: 18

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
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	111.62	47.4%		183	60	70	92	0.00	136
149A	Brenton silt loam, 0 to 2 percent slopes	33.98	14.4%		195	60	74	105	0.00	141
**323C2	Casco loam, 4 to 6 percent slopes, eroded	18.48	7.8%		**130	**43	**51	**60	**2.68	**96
**325B	Dresden silt loam, 2 to 4 percent slopes	17.31	7.3%		**156	**50	**60	**81	**4.10	**115
369A	Waupecan silt loam, 0 to 2 percent slopes	14.26	6.1%		189	59	74	102	6.90	139
**792B	Bowes silt loam, 2 to 4 percent slopes	11.15	4.7%		**174	**56	**70	**95	**7.31	**129
67A	Harpster silty clay loam, 0 to 2 percent slopes	10.27	4.4%		182	57	68	89	0.00	133
557A	Millstream silt loam, 0 to 2 percent slopes	7.21	3.1%		179	56	69	93	0.00	130
**369B	Waupecan silt loam, 2 to 4 percent slopes	4.87	2.1%		**187	**58	**73	**101	**6.83	**138
526A	Grundelein silt loam, 0 to 2 percent slopes	3.49	1.5%		186	61	71	98	0.00	138
206A	Thorp silt loam, 0 to 2 percent slopes	1.21	0.5%		170	55	66	88	0.00	126
**290B	Warsaw loam, 2 to 4 percent slopes	0.74	0.3%		**159	**51	**63	**81	**5.09	**118
148A	Proctor silt loam, 0 to 2 percent slopes	0.46	0.2%		185	58	70	99	6.40	135
523A	Dunham silty clay loam, 0 to 2 percent slopes	0.42	0.2%		177	58	69	90	0.00	132
802B	Orthents, loamy, undulating	0.22	0.1%						.00	



United States
Department of
Agriculture

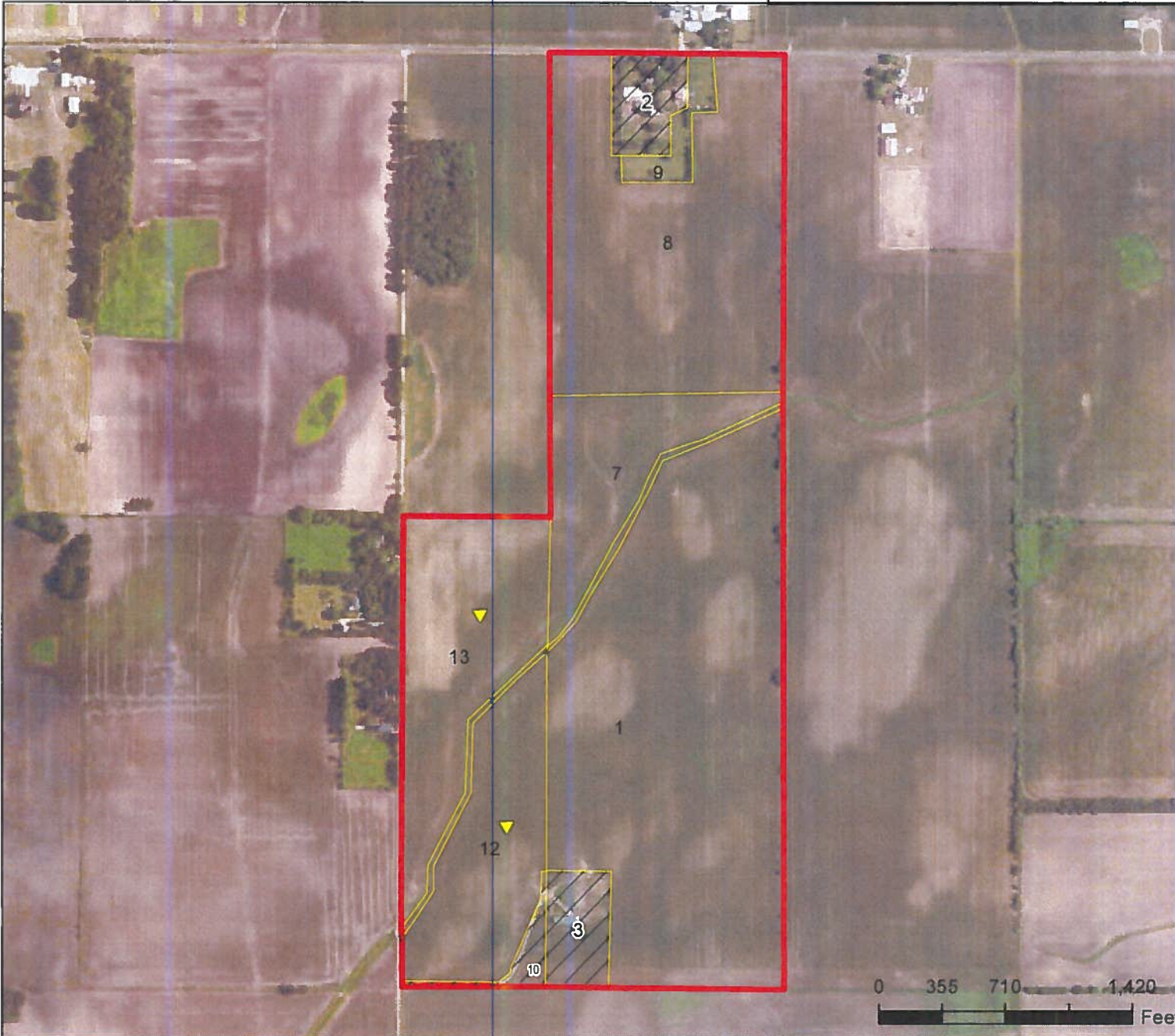
Walworth County, Wisconsin

Entire Tract: IR / NI GR / FG unless otherwise labeled
Name/Shares: _____

Farm 11022

Tract 8644

2024 Program Year



CLU	Acres	HEL	Crop
1	78.7	NHEL	
2	5.12	UHEL	NC
3	5.39	NHEL	NC
4	1.36	NHEL	
7	16.33	NHEL	
8	49.62	NHEL	
9	3.22	NHEL	
10	2.06	NHEL	NC
11	1.23	NHEL	
12	20.16	NHEL	
13	26.02	NHEL	

Page Cropland Total: 196.64 acres

Map Created September 16, 2023

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary
- NAIP Imagery 2022

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Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : SNUDDEN FARMS LLC
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : 2018-17-111-0007831
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
209.21	196.64	196.64	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	196.64	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	133.57	0.00	108	0
Soybeans	44.53	0.00	34	0
TOTAL	178.10	0.00		

NOTES

New Owl for '24

Tract Number : 8644
 Description :
 FSA Physical Location : ILLINOIS/MCHENRY
 ANSI Physical Location : ILLINOIS/MCHENRY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : RYCO FARMS LLC
 Other Producers : None
 Recon ID : 55-127-2019-6

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
209.21	196.64	196.64	0.00	0.00	0.00	0.00	0.0

Weighted Average	178.2	57.3	68.4	91.3	1.44	131.4
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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

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

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.

Abbreviated 156 Farm Record

Tract 8644 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	196.64	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	133.57	0.00	108
Soybeans	44.53	0.00	34
TOTAL	178.10	0.00	

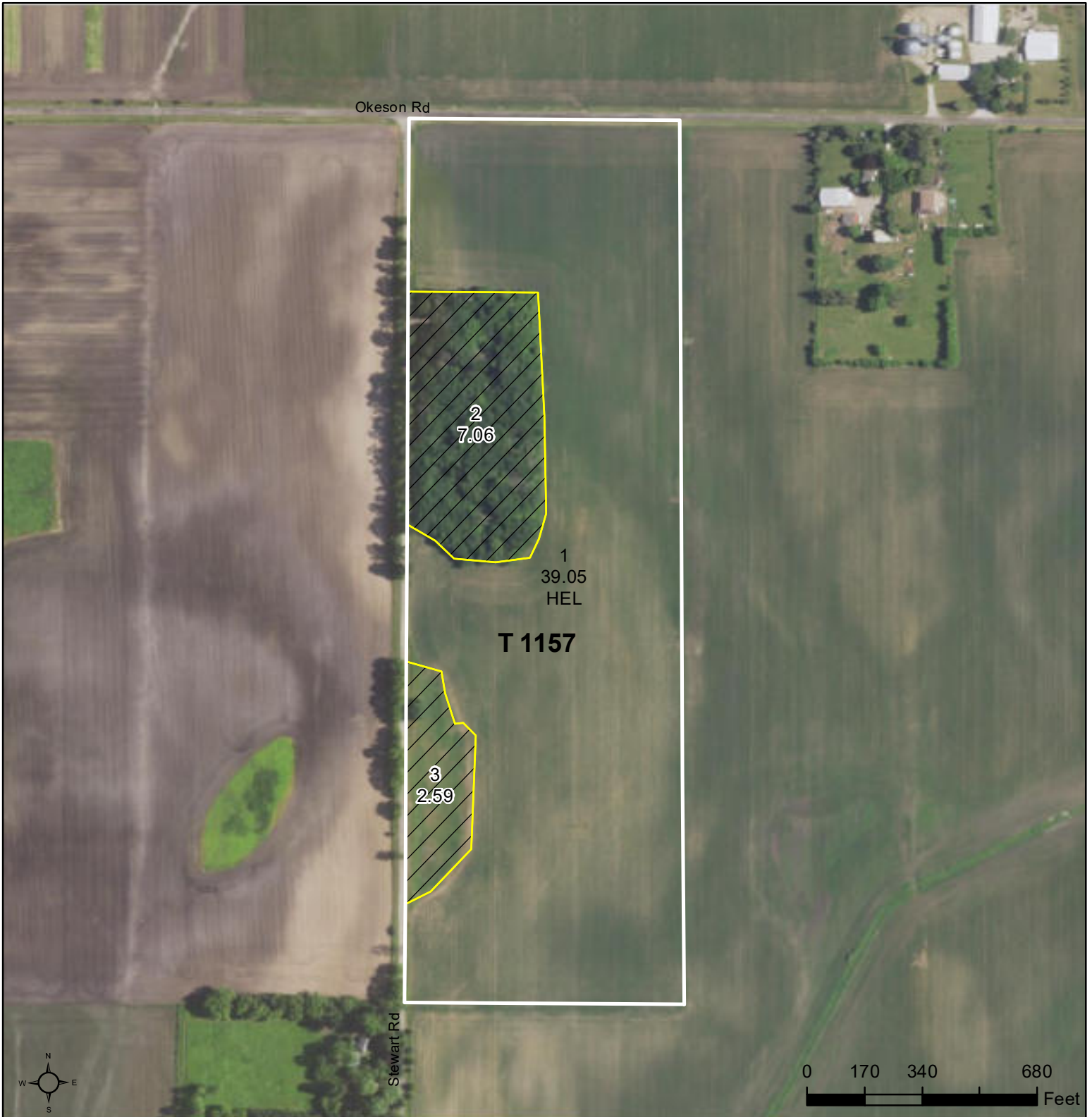
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



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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 746
Tract 1157

Tract Cropland Total: 39.05 acres

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Abbreviated 156 Farm Record

Operator Name : RYCO FARMS LLC
CRP Contract Number(s) : None
Recon ID : None
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
48.70	39.05	39.05	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	39.05	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	20.60	0.00	167	
Soybeans	18.45	0.00	49	0
TOTAL	39.05	0.00		

NOTES

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Tract Number : 1157

Description : K-3/T46N-R7E-22
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 : RYCO FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.70	39.05	39.05	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 1157 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	39.05	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	20.60	0.00	167
Soybeans	18.45	0.00	49
TOTAL	39.05	0.00	

NOTES

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