



**FLANAGAN  
REALTY**

# LAND INVESTMENT OPPORTUNITY

## +/- 69.4 Acres – Development Potential

- **Approved for 170 SF & 104 Townhomes**
  - **Pre-paid Tap Fees!**
  - **Current income from cash rent!**
  - **Great upside potential!**



**Dan Flanagan, ALC**  
**Managing Broker**  
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Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.



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### Overview and Offering Summary

<b>Summary:</b>	Opportunity to purchase a well located +/- 69.4 acres with water and sewer available and prior approvals for 170 single family lots and 104 townhomes with pre-paid tap fees available.
<b>Acres:</b>	69.4 acres per assessor 54.05 tillable acres per FSA
<b>Location:</b>	Located east of Rt 47, south of Rt 173 and north of Price Rd in Hebron, McHenry Co, Illinois
<b>Improvements:</b>	Sewer and water at the site.
<b>Zoning:</b>	Annexed and zoned residential.
<b>Approvals:</b>	Previously approved for 170 detached single family lots and 104 townhome sites.
<b>Schools:</b>	Hebron/Alden
<b>Taxes:</b>	\$2,062.50 per 2023 assessment
<b>Soils:</b>	Predominantly Ringwood Silt Loam and Griswold Silt Loam. Productivity Index of 122.6 per Bulletin 811.
<b>Income:</b>	Annual cash rent of approx. \$12,000
<b>Wetland/ Floodplain:</b>	None
<b>Terms:</b> <b>Price:</b>	\$1,750,000 Includes 170 pre-paid tap fees

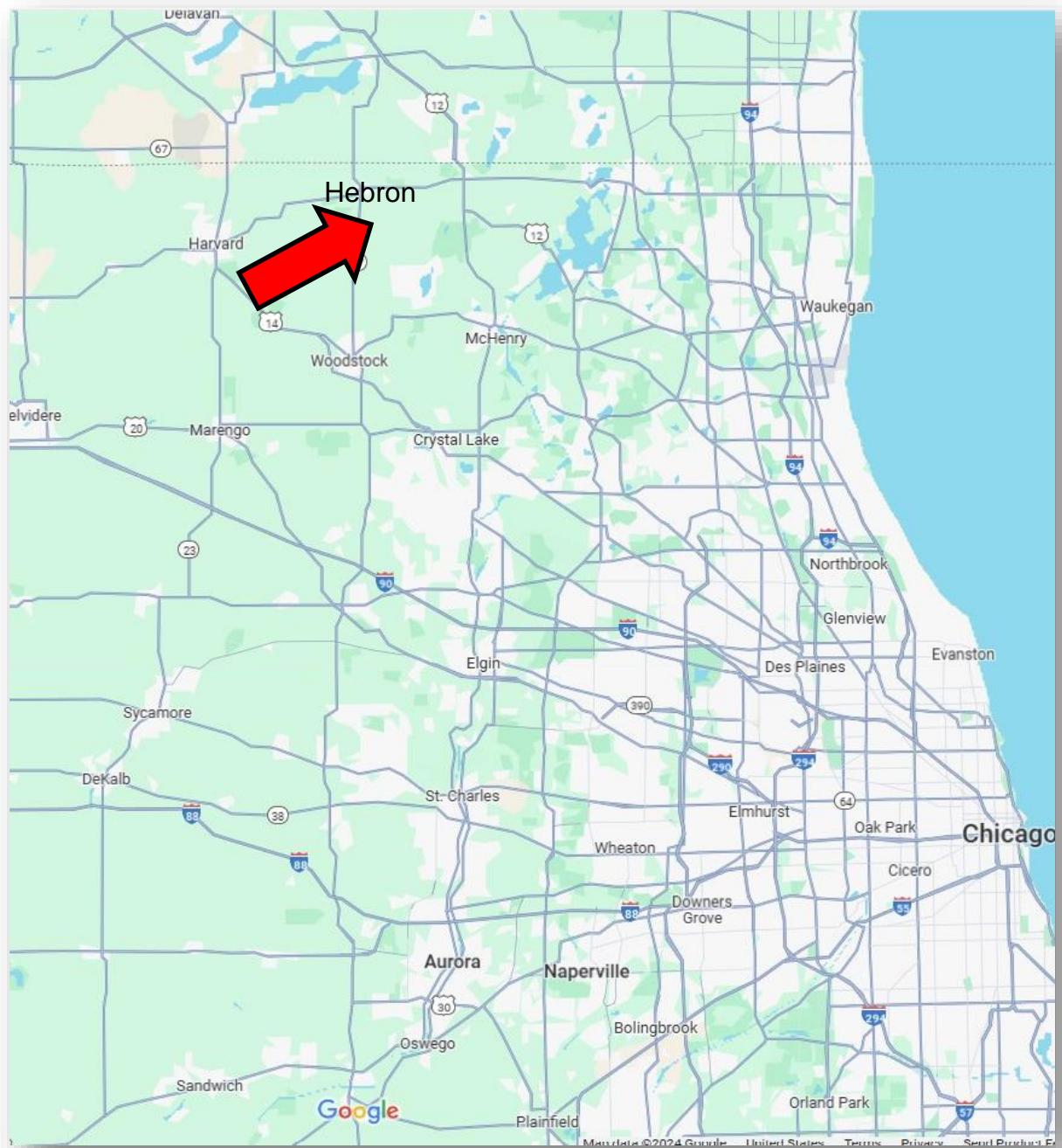


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### Location Map



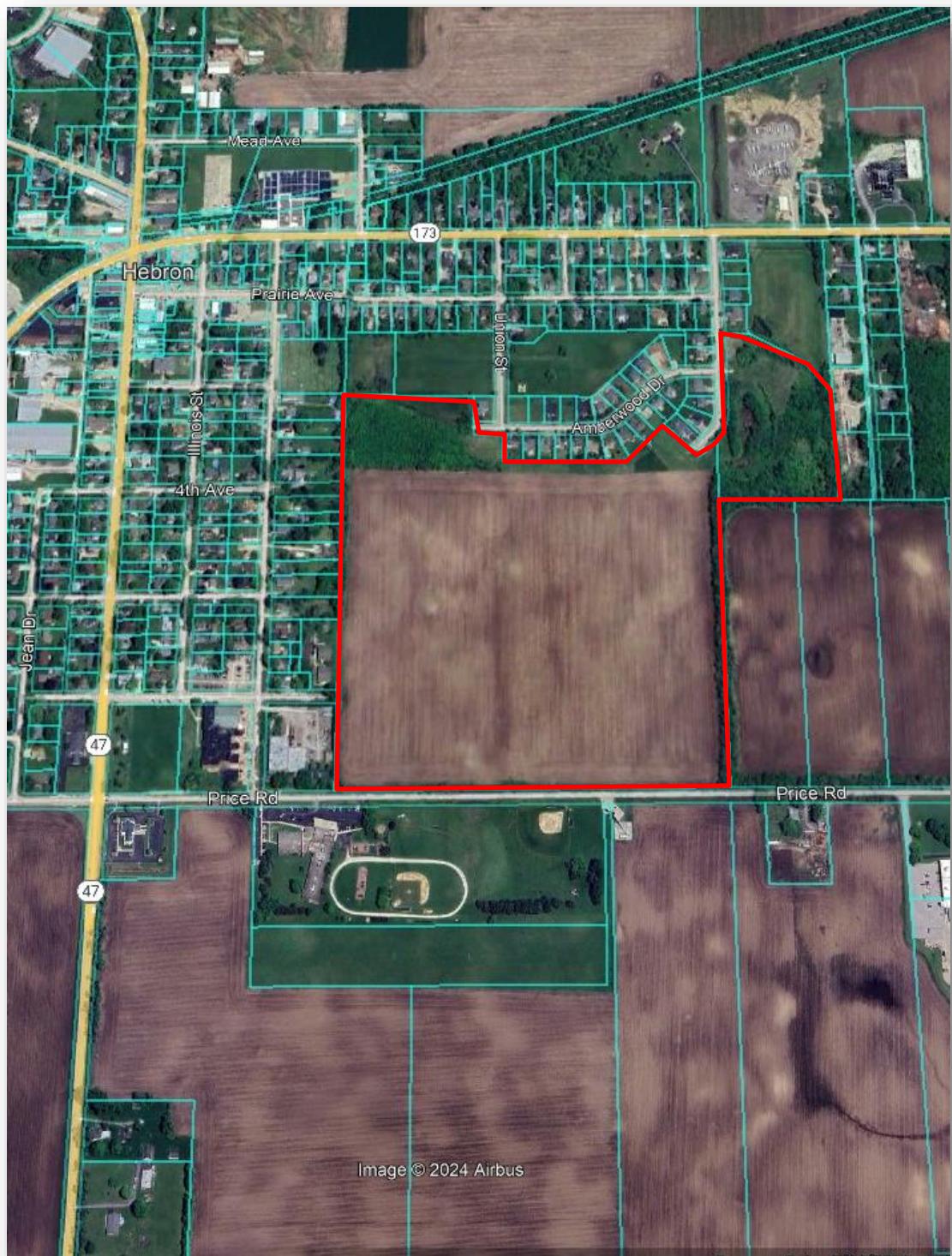


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### Aerial Photo

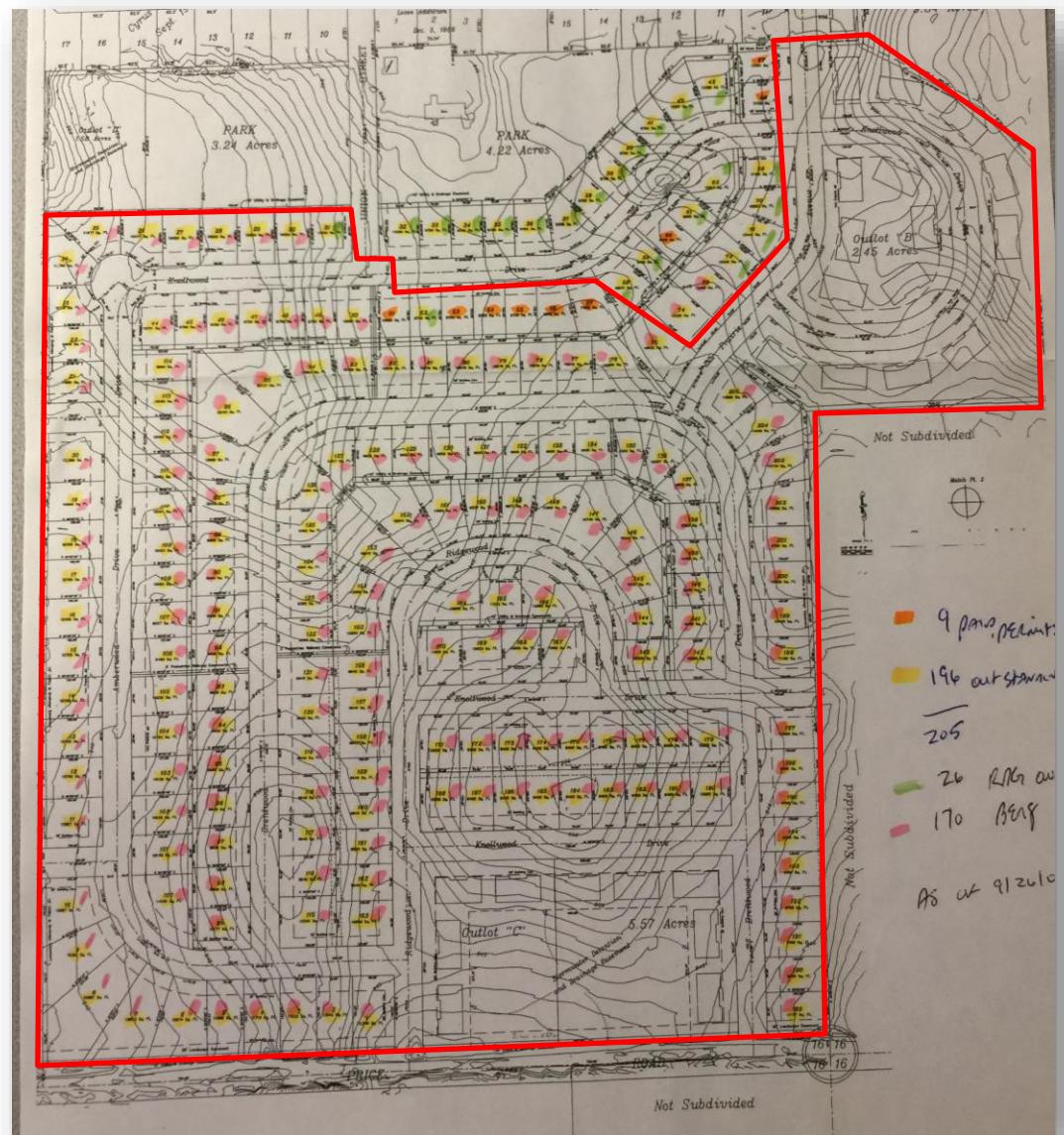




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# LAND INVESTMENT OPPORTUNITY +/- 69.4 Acres – Development Potential

## Site Plan



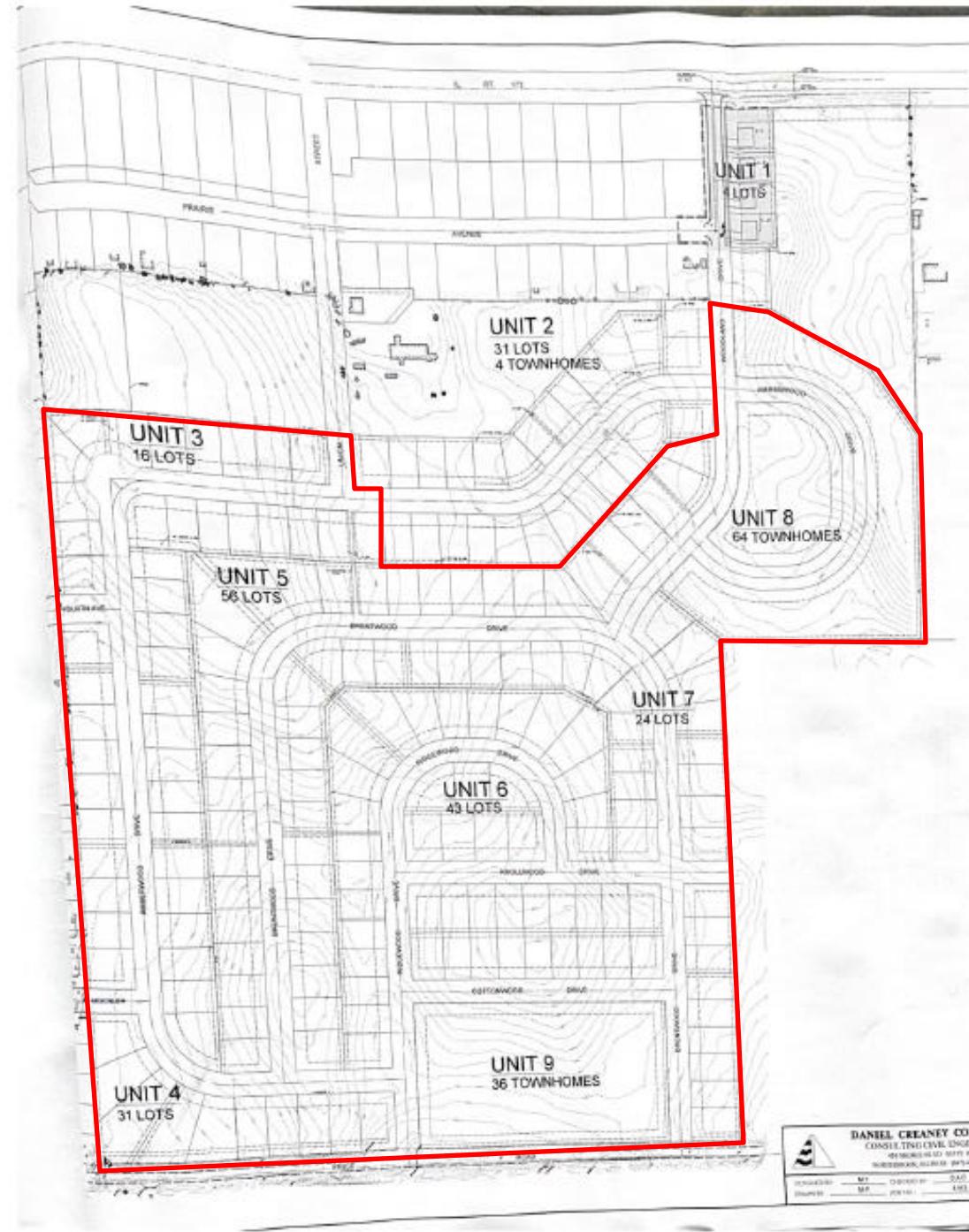


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### Site Plan



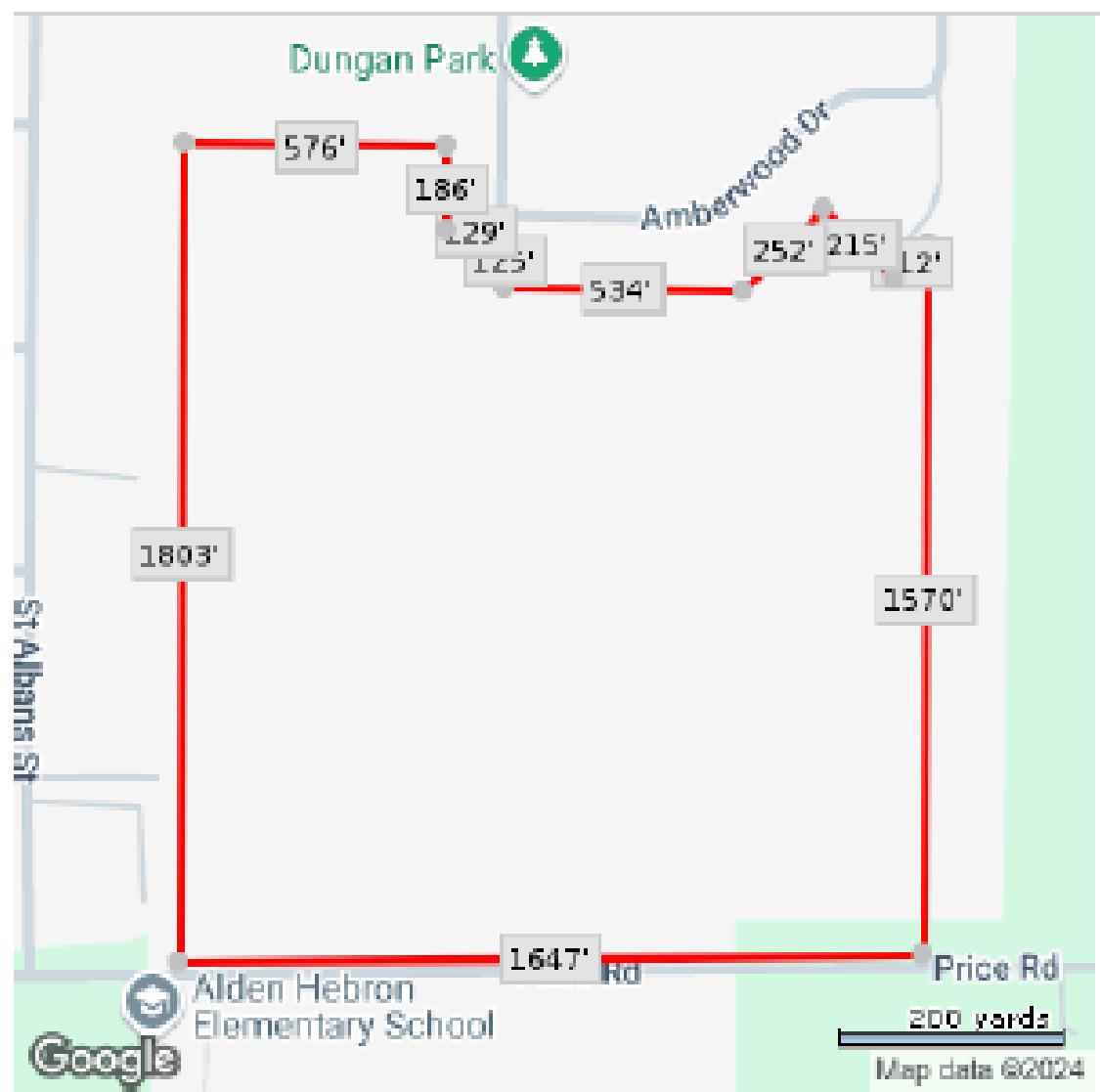


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### Property Dimensions



\*Lot Dimensions are Estimated



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### FSA Aerial

Aerial Map



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Maps Provided by

**surety**  
CUSTOMIZED ONLINE MAPPING  
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[www.AgroDataInc.com](http://www.AgroDataInc.com)

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

Boundary Center: 42° 28' 1.32, -88° 25' 34.06

16-46N-7E  
McHenry County  
Illinois



10/22/2024



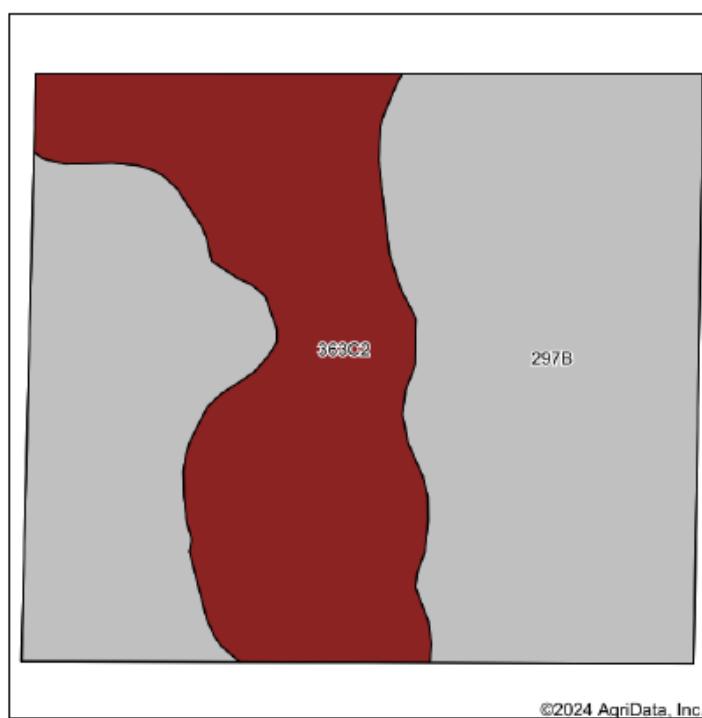
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# LAND INVESTMENT OPPORTUNITY

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### Soils Map

Soils Map



State: Illinois  
County: McHenry  
Location: 16-46N-7E  
Township: Hebron  
Acres: 54.05  
Date: 10/22/2024



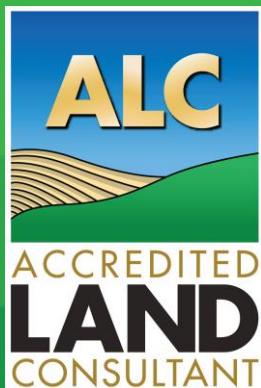
Area Symbol: IL111, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	IL. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
**297B	Ringwood silt loam, 2 to 4 percent slopes	36.16	66.9%		**173	**55	**128	79	76	77
**363C2	Griswold loam, 4 to 6 percent slopes, eroded	17.89	33.1%	**147	**49	**110	62	60	61	
		Weighted Average		164.4	53	122	*n 73.4	*n 70.7	*n 71.7	

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>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the IL. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"



# ABOUT FLANAGAN REALTY, LLC

## Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.



Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.

President - Illinois Chapter of the Realtors Land Institute.

Board of Directors of the National Realtors Land Institute

Former partner with a large Midwestern private equity real estate development firm.

Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.

Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.

Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.

Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.

Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



## **ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP**

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

### **NOTICE OF NO AGENCY RELATIONSHIP**

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS  
REQUIRED BY STATE LAW.**

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Customer Signature

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Print Customer's Name

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Date

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