



HARDING
REAL ESTATE

FOR SALE

17905 IL Route 173

Harvard, IL 60033

Offered At \$1,850,000

KG
KILKENNY
GROUP

LISTED & PRESENTED BY
CLANCY GREEN & TYLER CREATH
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team@kilkennygrp.com

DIRECTIONS: Route 173 just before Shields Rd.

ADDRESS		CITY	ZIP
17905 IL ROUTE 173		HARVARD	60033
PRICE	OWNER	TOTAL TAXES	YEAR
\$1,850,000	OOR	\$6,827.32	2024
BEDROOMS	TOTAL # OF BATHROOMS	AGE	ZONING
3	3	31 Years Old	A-1
TOTAL ACRES	SCHOOL DISTRICT	BUILDINGS	DRIVEWAY
+/-40	50	3	ASPHALT/CONCRETE
SEWER	WATER	GAS	ELECTRIC
SEPTIC	WELL	PROPANE	TO SITE, 200 AMP

ROOM	SIZE	LEVEL
LIVING ROOM	18X19	MAIN
KITCHEN	13X16	MAIN
FOYER	4X12	MAIN
MASTER BEDROOM	15X13	MAIN
2ND BEDROOM	10X15	MAIN
3RD BEDROOM	10X11	MAIN
LAUNDRY ROOM	6X11	MAIN
REC ROOM	74X56	MAIN

X	OVEN	X	CENTRAL AIR		CITY SEWER		PARTIAL BASEMENT
X	RANGE		WINDOW AIR	X	SEPTIC		CRAWL SPACE
X	MICROWAVE		WS/RENT		FORCED AIR		FIREPLACE
X	DISHWASHER		WS/OWN		SOLAR	X	GARAGE OPENERS
X	REFRIGERATOR		HW HEATER	X	GAS (Propane)		PATIO
	DISPOSAL		WB STOVE		OIL		DECK
X	WASHER		CITY WATER	X	ELECTRIC		PORCH
X	DRYER	X	WELL		FULL BASEMENT		SUMP PUMP

17905 IL ROUTE 173, HARVARD

Gross Acres: 40.00+/-
Tillable Acres: 26.00 currently seeded to alfalfa
Soil PI: 108.6

➤ **BUILDING 1 – HEATED SHOP (105.2' x 54.1')**

- Bathroom with shower
- 32' x 13.5' Loft
- (2) Reznor Heaters
- 12,000lb car lift
- Floor drain
- 6" concrete floors
- 4 Overhead doors
 - NE Door (10' x 10.5')
 - E Door (10' x 10.5')
 - SE Door (12' x 12')
 - S Door (21' x 13')

➤ **BUILDING 2 – REC ROOM, OFFICE/LIVING SPACE (Rec:75.2' x 60.2') (Living: 54.2' x 30')**

- 3 bathrooms
- 2 bedrooms
- West Overhead door (16'x8')
- (2) AC Units
- AprilAire System
- (2) Furnaces
- Tile & Carpet flooring
- Bar Area
- Rack/Shelving system
- 12" blown-in ceiling insulation

➤ **BUILDING 3 – COLD STORAGE (105.2' x 54.1')**

- 6' concrete floors
- (3) Sliding doors
 - N Door (24'x 15')
 - E Door (15' x 15')
 - S Door (21'x 15')

➤ **MISCELLANEOUS**

- Well & Septic
- Propane
- Gated entry
- Paved/Concrete driveway
- 3-phase power
- All buildings armed with security/alarm system

HARDING

REAL ESTATE



COLD STORAGE

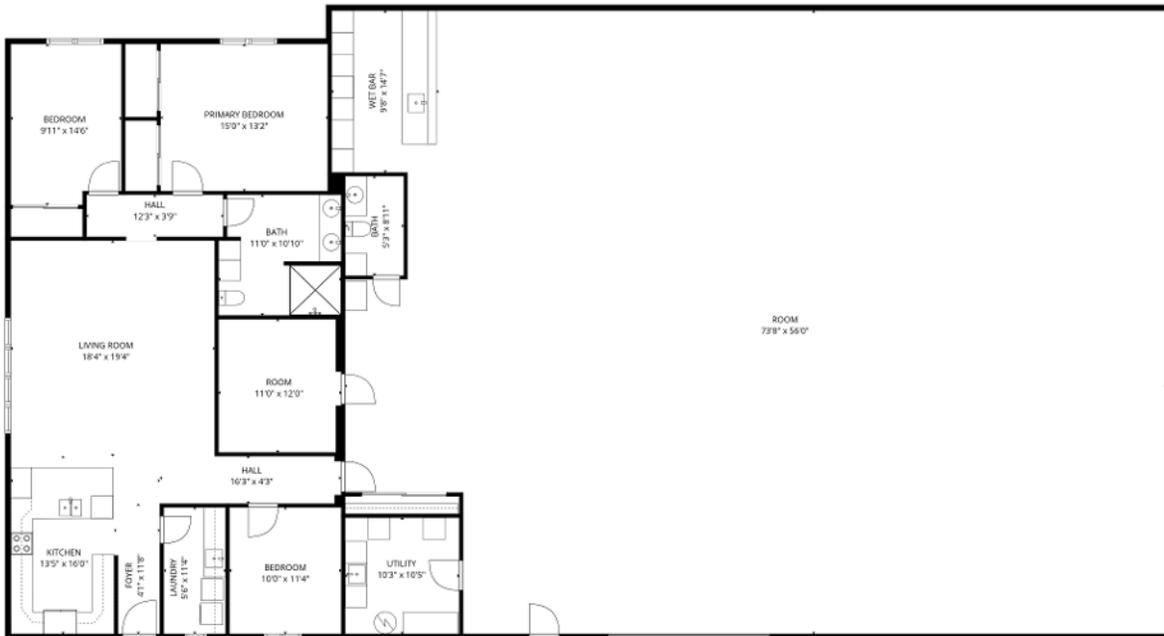
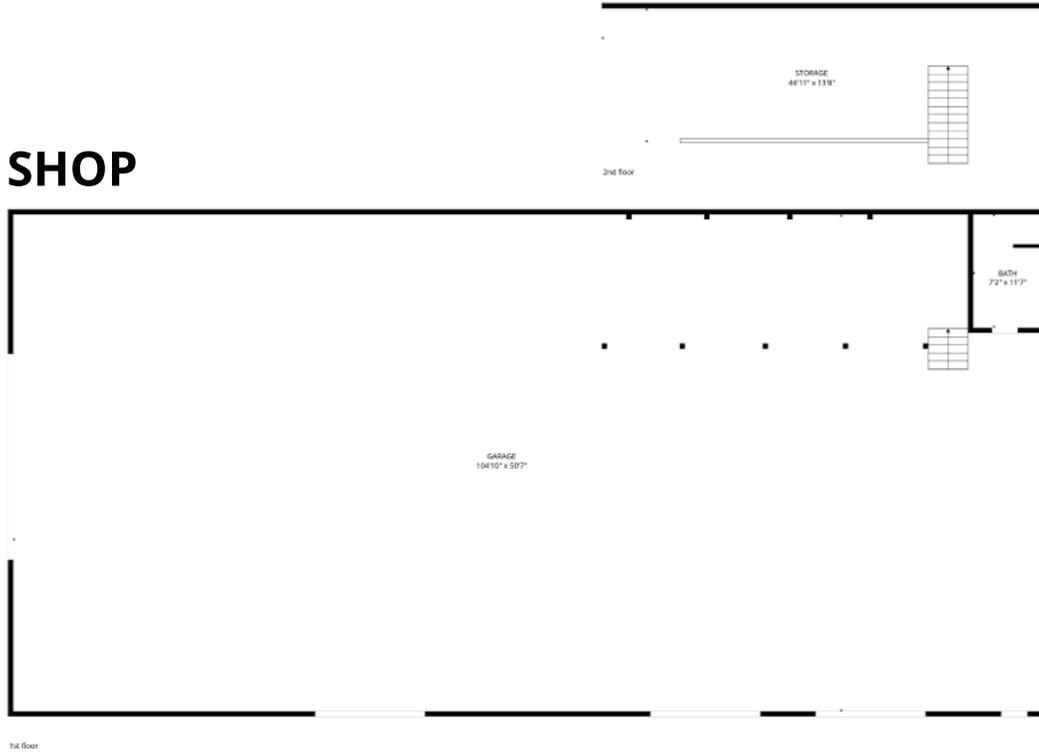
HEATED SHOP



REC. AREA/LIVING SPACE



SHOP



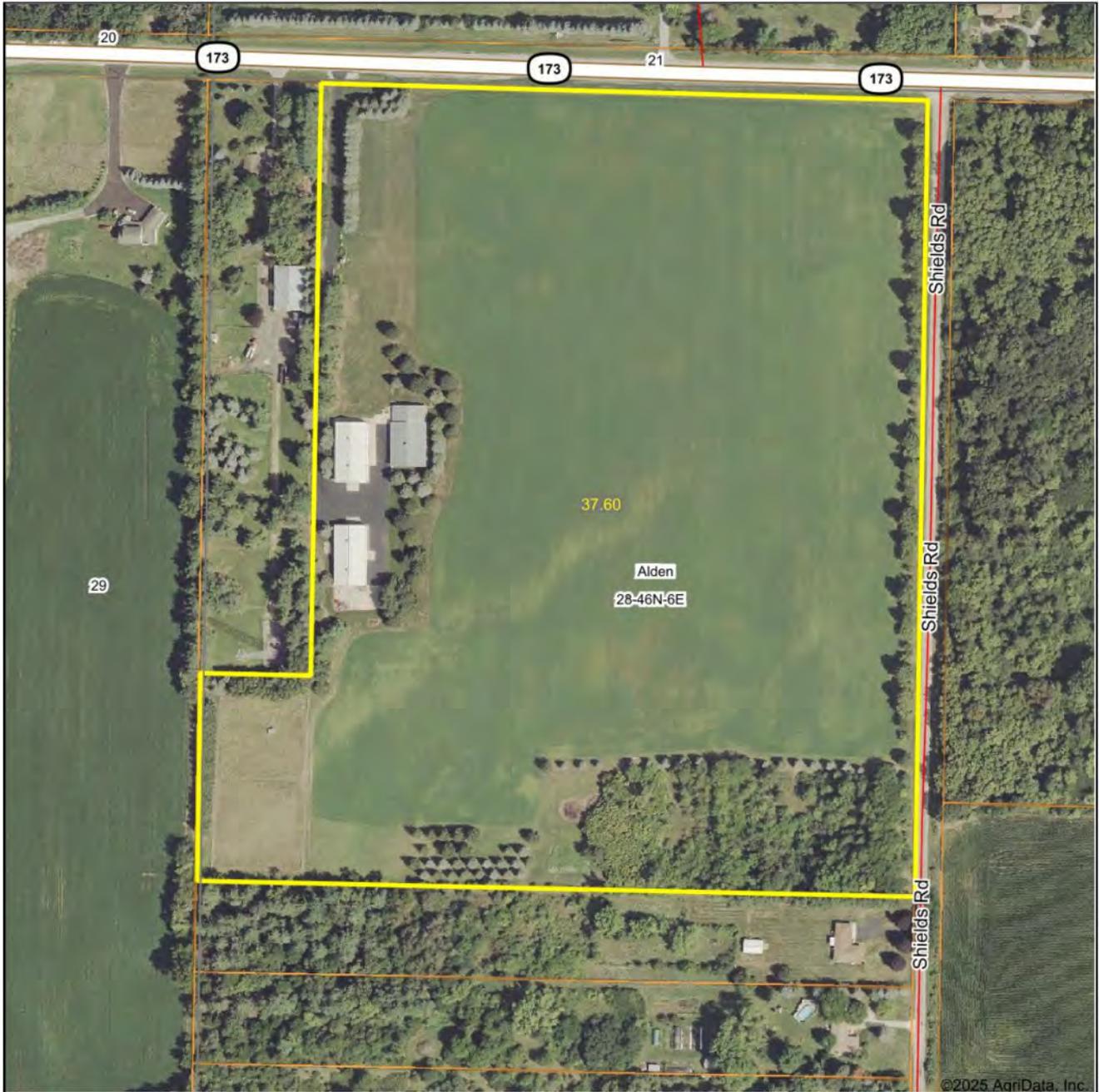
REC ROOM/LIVING SPACE

TOTAL: 5609 sq. ft
 Basement 1: 5609 sq. ft
 EXCLUDED AREAS: UTILITY: 107 sq. ft, WALLS: 160 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Aerial Map



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Boundary Center: 42° 26' 29.18, -88° 32' 51.87

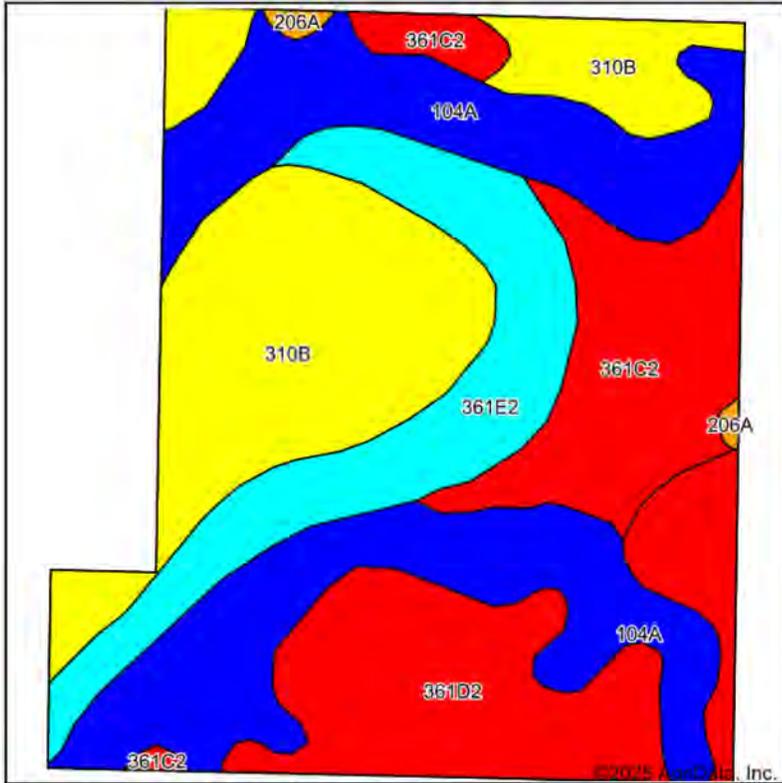
0ft 280ft 560ft

28-46N-6E
McHenry County
Illinois



8/21/2025

Soils Map



State: **Illinois**
 County: **McHenry**
 Location: **28-46N-6E**
 Township: **Alden**
 Acres: **37.6**
 Date: **8/21/2025**

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Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: IL111, Soil Area Version: 20

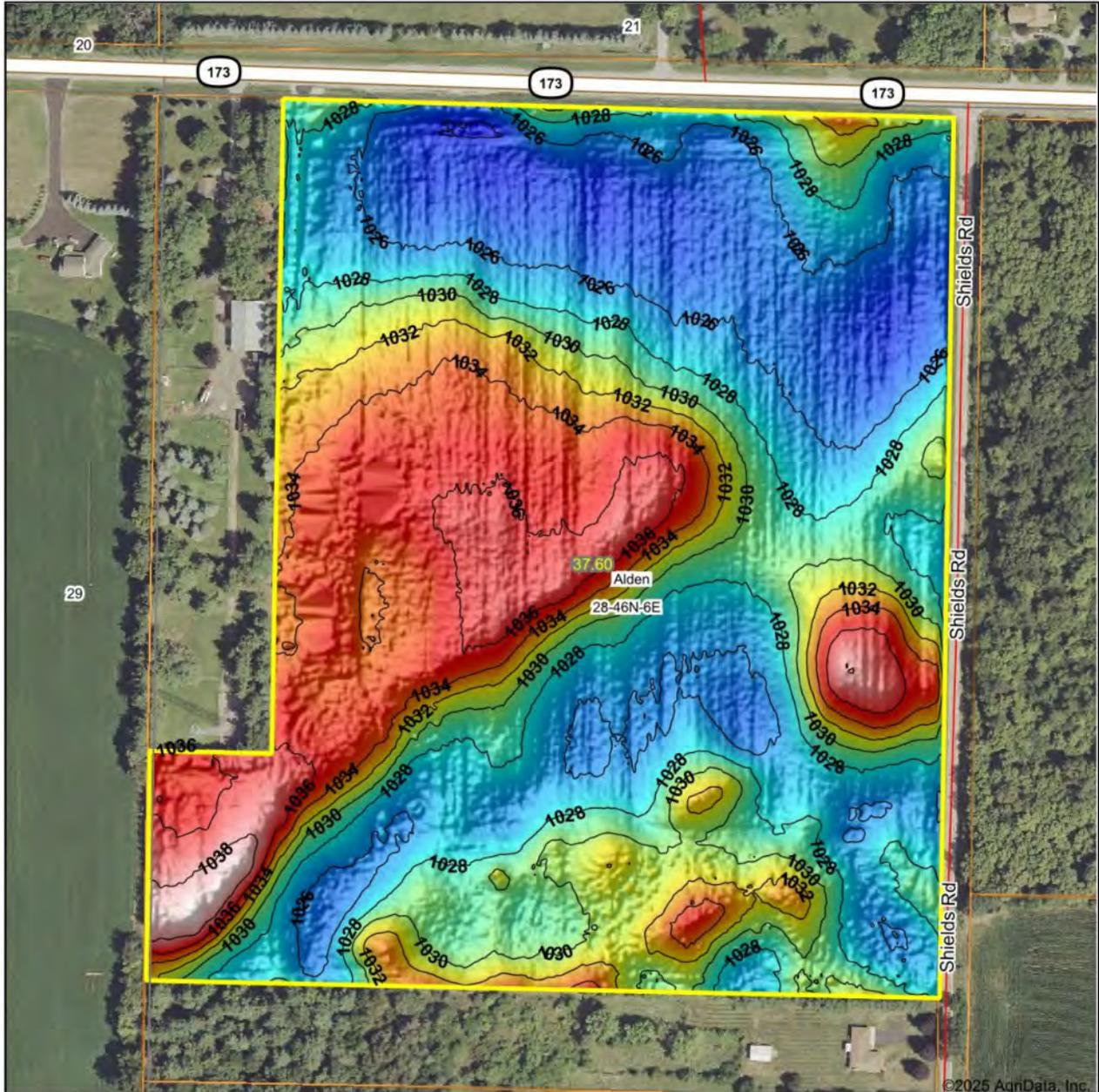
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
104A	Virgil silt loam, 0 to 2 percent slopes	10.89	29.0%		182	56	132	86	84	84
**310B	McHenry silt loam, 2 to 4 percent slopes	9.48	25.2%		**154	**50	**114	74	71	73
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	6.63	17.6%		**123	**41	**92	56	56	48
**361E2	Kidder loam, 12 to 20 percent slopes, eroded	5.38	14.3%		**113	**38	**84	51	51	42
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	5.05	13.4%		**126	**42	**94	57	57	50
206A	Thorp silt loam, 0 to 2 percent slopes	0.17	0.5%		170	55	126	89	89	76
Weighted Average					147.1	47.4	108.4	*n 68.8	*n 67.5	*n 64.3

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: 01-28-2025

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

Topography Hillshade



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KC KILKENNY GROUP

Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 1,023.7
 Max: 1,039.5
 Range: 15.8
 Average: 1,029.8
 Standard Deviation: 3.87 ft



8/21/2025

28-46N-6E
McHenry County
Illinois

Boundary Center: 42° 26' 29.18, -88° 32' 51.87

HARDING

REAL ESTATE



Land

Status: **NEW**
 Area: **33**
 Address: **17905 IL Route 173 , Harvard, IL 60033**
 Directions: **Route 173 just before Shields Rd.**

MLS #: **12556248**
 List Date: **02/12/2026**
 List Dt Rec: **02/12/2026**

List Price: **\$1,850,000**
 Orig List Price: **\$1,850,000**
 Sold Price:

Closed:
 Off Market:
 Dimensions: **1112x1469x1310x369x198x1100**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

Contract Date:
 Financing:
 Subdivision:
 Township: **Alden**
 Bathrooms /
 (full/half):
 Master Bath:
 Bmt Bath: **No**

Rental Price:
 Rental Unit:
 Lst. Mkt. Time: **1**
 Concessions:
 Contingency:
 County: **McHenry**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **This unique 39 acre property is conveniently located at the SWC of Route 173 & Shields Road between Harvard & Alden, IL., approximately 15 minutes from Lake Geneva, WI and the Metra train station in Harvard. Whether you are looking for a base of operations for your business, or a buildable parcel to build your dream home, look no further as this property has it all. Up the long paved gated drive secluded in the mature pines you will find the property is already improved with three well-crafted Morton Buildings that total approximately 17,535 sf, which further makes the opportunities endless with this property. The existing buildings have been well-maintained and built-out/improved with climate-controlled living, office, gathering space, climate-controlled shop space with a 12,000lb car lift, a bathroom, floor drain and multiple overhead doors. The third building is a cold storage building with concrete floors and three overhead doors. This property also features approximately 26 tillable acres of income producing farmland currently seeded in Alfalfa. There is access to the property from both Rt 173 and Shields Road. This unique property affords the new owner many opportunities for a rural, weekend family retreat, landscaping business or a location for a primary country estate.**

School Data

Elementary: **(50)**
 Junior High: **(50)**
 High School: **(50)**

Assessments

Special Assessments: **No**
 Special Service Area: **No**

Tax

Amount: **\$6,827.32**
 PIN: **0228100012**
 Mult PINs:
 Tax Year: **2024**
 Tax Exmps:

Miscellaneous

Waterfront: **No**
 Acreage: **39.2**
 Appx Land SF:
 Front Footage: **2581**
 # Lots Avail:
 Farm: **Yes**
 Bldgs on Land?: **Yes**

Zoning Type: **Agriculture**
 Actual Zoning: **A-1**

Laundry Features: **In Unit, Sink**

Lot Size: **25.0-99.99 Acres**

Lot Size Source:

Pasture Acreage: **1**

Tillable Acreage: **26**

Wooded Acreage: **3**

Lot Desc: **Corner**

Land Desc: **Horses Allowed, Tillable**

Land Amenities:

Farms Type: **Hobby, Mixed**

Bldg Improvements: **2 or More Barns, Bldg/s No House, Metal Building/s**

Current Use: **Agricultural/W Bldg**

Potential Use: **Agricultural/W Bldg, Residential-Single Family, Horses, Livestock**

Location:

Known Liens:

Ownership Type:

Frontage/Access: **State Road**

Driveway: **Asphalt**

Road Surface: **Asphalt**

Rail Availability:

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Relist:

Seller Needs:

Seller Will:

Gas Supplier: **Propane**

Type of House:

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond: **Partial**

Heating: **Propane**

Utilities to Site: **Electric to Site, Septic-Private, Well-Private**

General Info: **School Bus Service, Commuter Train**

Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

Addl. Sales Info.: **List Broker Must Accompany**

Broker Owned/Interest: **No**

Broker: **Berkshire Hathaway HomeServices Starck Real Estate (5350) / (815) 338-7111**

List Broker: **Clancy Green (51890) on behalf of Kilkenny Group (T24174) / (815) 382-0170 / kilkenny65@sbcglobal.net; team@kilkennygrp.com**

CoList Broker: **Tyler Creath (58441)**

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12556248

Prepared By: Clancy Green for Kilkenny Group | Berkshire Hathaway HomeServices Starck Real Estate | 02/12/2026 01:58 PM

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