

Huntley Two Houses w/ 8.5 acres

8.49 Acres | McHenry County, IL | \$929,000



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
House/Cabin
Mineral Rights
Pond/Lake
Timber
Water Rights

Land Details

Address: 6914 Mensching Rd,
Huntley, Illinois 60142, USA
Closest Town: Huntley
Total Acres: 8.49
Source of lot size: Survey

Building Details

Homes: 2
Style of Home(s): Ranch
Finished Sq. Ft.: 4300
Unfinished Sq. Ft.: 2650
Bedrooms: 7
Full Bathrooms: 4
Half Bathrooms: 1
Basement: Unfinished
Parking Types: Detached Garage
& Attached Garage
Outbuildings: 1
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced
Air, Radiant & Wood Stove



About This Property

A long, straight asphalt driveway passes agricultural fields before reaching a quiet oak grove that opens to an oasis with two homes. The 1974 house has 4 bedrooms, 3 bathrooms, and a basement workshop with 11-foot concrete ceilings, while the second home offers 3 bedrooms and 2 bathrooms. A barn and pond complete this 8.5-acre country retreat just minutes from town.

Land

This eight-acre property begins with a 660-foot asphalt driveway, lined on both sides by crop fields, creating a scenic approach to the homes. The 660 foot drive leads back into a grove of mature oak trees where the two houses, barn, and pond are tucked away. The setting offers both privacy and charm, with open ground for use and a stocked pond that adds to the land's appeal.



Improvements

Main Home- Spacious Custom-built 4 bedroom, 3 1/2 bath ranch house with over 2900 square ft living space. Spectacular deck views of a beautiful pond stocked with bass and bluegill fish. Masonry fireplace, radiant floor heat, 2 heat pumps HVAC systems, & wood-burning outdoor boiler. Spacious 2+ car attached garage. (810 sq ft,) Drive-in basement with 11 ft. high concrete ceilings, 2650 sq. ft. Plenty of room for workshop and any projects.

Second Home- Completely remodeled 3-bedroom, 1-bathroom, open floor plan house of approximately 1400 sq. ft. Large Front porch with spacious detached 2-car garage. Beautiful views out every window. Ideal for multi-generational living or rental income.

A 48x76 barn adds to the property, offering three levels with a basement, main floor, and partial second floor for storage or projects. Barn has approximately 9,600 Sqf. The stocked pond is the perfect spot to relax, fish, or just enjoy the view.

This property offers a rare mix of space, privacy, and versatility with room for family, hobbies, and outdoor enjoyment.



Recreation

Situated at 6914 Mensching Rd, Huntley IL, this property offers much more than its acreage — it's ideally placed for enjoying the outdoors. Adjacent you'll find Pleasant Valley Conservation Area, a massive McHenry County natural area spanning around 1,777–2,080 acres of woodlands, prairie, wetlands and savanna.

On your own land, you can develop trails, paddocks, or riding areas, and enjoy direct access to nature. The property's existing features — including the large barn, spacious drive-in basement (ideal for gear, tack, etc.), open areas, and mature trees — set the stage for many kinds of recreational uses: horse boarding, hobby farm, riding, wildlife observation, fishing in the stocked pond, and more.

Add to that the proximity of Pleasant Valley for hiking, birding, nature walks, wildflower and wetland viewing, and you've got the best of both private and public outdoor options. Whether you want to ride on your own trails, explore nearby public nature areas, or combine both, this property gives you flexibility and access without long drives.





Water/Mineral Rights & Natural Resources

Water and mineral rights go with the property.

Region & Climate

Huntley is a friendly, fast-growing community with a mix of small-town charm and open countryside. The area enjoys all four seasons—warm, sunny summers, colorful falls, snowy winters, and mild springs. Average rainfall is around 36 inches a year, with about 30 inches of snow. Outdoor activities are easy to find nearby, from fishing and hiking to horseback riding through the Pleasant Valley Conservation Area.

Location

Located at 6914 Mensching Road in Huntley, Illinois, this property offers a prime combination of rural privacy and growing community amenities. Huntley is one of the fastest-growing towns in the region, known for excellent schools in the Huntley Community School District 158, which consistently ranks among the top districts in McHenry County.

Residents enjoy convenient access to local shopping, dining, and recreational opportunities while maintaining a peaceful, country setting. For travel, Chicago O'Hare International Airport is approximately 40 miles southeast, and Chicago Rockford International Airport is about 35 miles northwest, providing easy connections for business or leisure.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

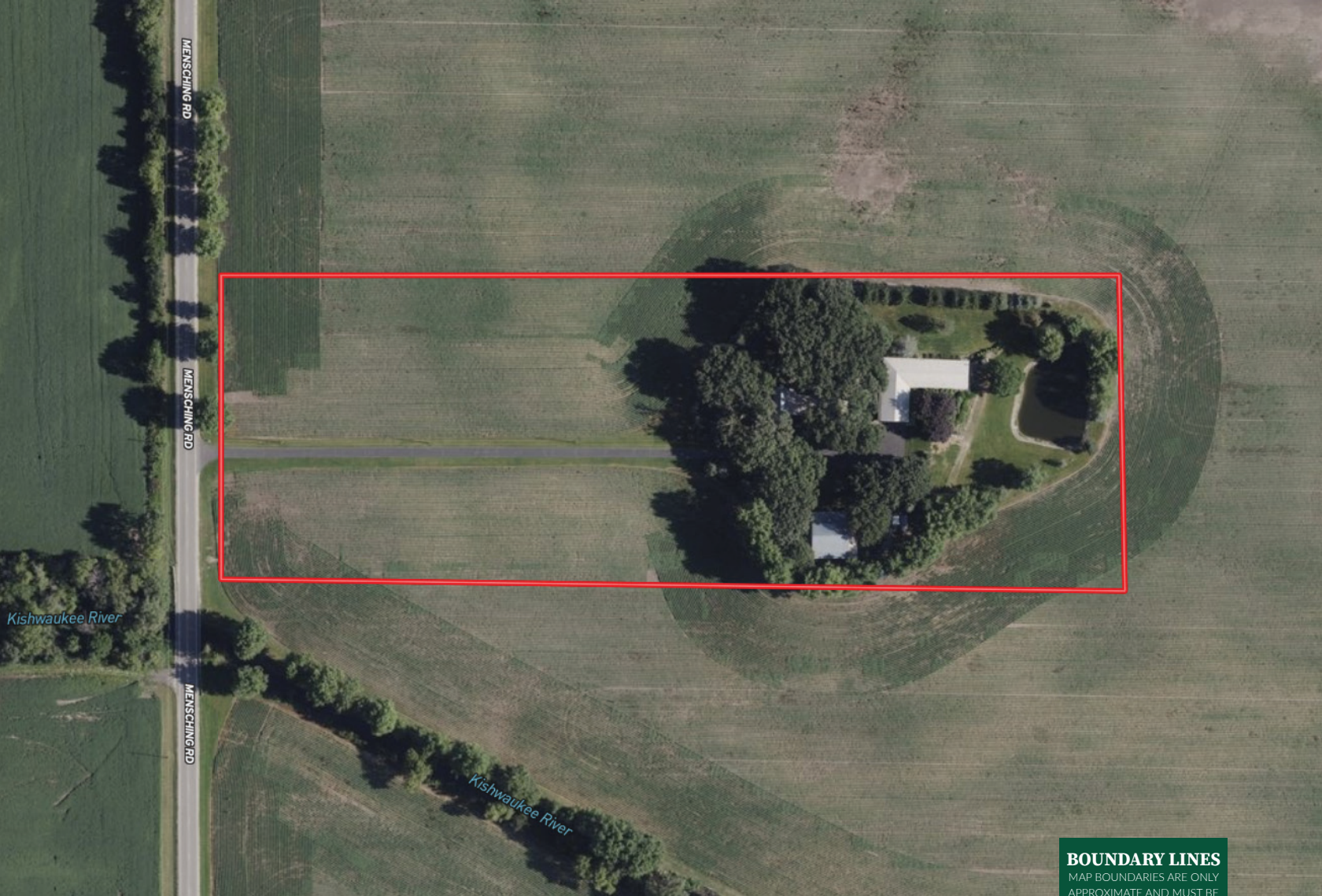


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

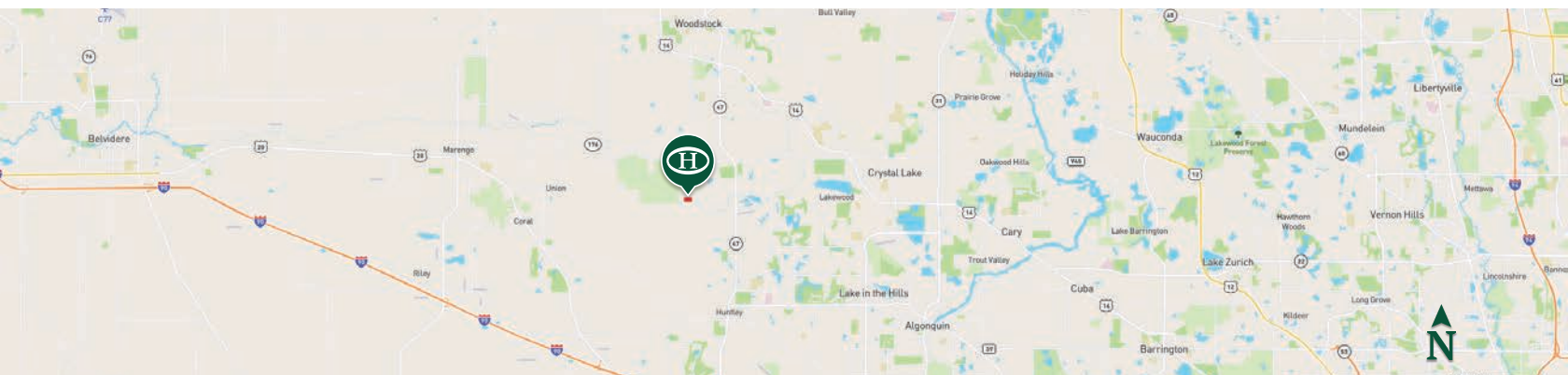




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Nick Mason

Designated Managing Broker,
Licensed in IL & WI

✉ Nick@HaydenOutdoors.com

📞 815.355.1155


**HAYDEN
OUTDOORS.**
REAL ESTATE

