

BUNKER HILL FARMS

490 ACRES | MCHENRY COUNTY, ILLINOIS



HAYDEN
OUTDOORS
REAL ESTATE

BUNKER HILL FARMS



OVERVIEW

LAND

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RECREATION

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OVERVIEW



WELCOME TO BUNKER HILL FARMS

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- 490 Acres
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- Recreational
- Residential
- Waterfront

Midwest's premier ~490-acre secluded estate 50 miles from Chicago's O'Hare Airport. Championship 18-hole golf (6,709 yd par 72, 8 greens, 15 tee boxes equaling 18 unique holes), elevated shooting pavilion, 60-ft-deep trophy lake + additional waters, iconic Treetop Silo Spa w/glass-floor botanical view, 7,000 sq ft luxury lodge, large guest cottage, miles of trails, sled hill & immaculate landscapes. A legendary retreat awaits next steward.

LAND



Bunker Hill Farms spans approximately 490 acres of thoughtfully transformed former McHenry County farmland in northern Illinois. Through visionary design and extensive earthwork, including the movement of over 1 million cubic yards of soil, the original terrain has been meticulously sculpted into a dynamic, resort-quality landscape of gently rolling hills, dramatic mounds, engineered lakes, restored prairies, and expansive mature woodlands.

The layout balances a variety of recreational zones with serene natural areas, connected by gravel roads, timber bridges over streams, and miles of groomed multi-use ATV trails. Elevated vantage points offer sweeping views, while dedicated features like the legendary sled hill add seasonal excitement.

Vegetation reflects decades of intentional enhancement: Twenty thousand planted hardwoods, evergreens, fruit trees, and sugar maples form dense timber stands for privacy, beauty and wildlife habitat; native prairie restorations and lush botanical gardens frame key amenities; and meticulously maintained turf delivers park-like grounds throughout.



IMPROVEMENTS



Bunker Hill Farms features luxury structures built to the highest standards, creating a fully self-sufficient private resort compound in excellent condition. With high end technology throughout the facilities, comfort and control is just a click away.

Main Lodge: The impressive custom lodge totals approximately 7,000 square feet, with approximately 4,100 square feet on the upper two levels and approximately 2,900 square feet in the fully finished walkout lower level. Constructed with heavy timber framing and hand selected stone, it serves as the estate's elegant centerpiece. The main living area features dramatic 20-foot ceilings with stone fireplaces that create a grand, airy atmosphere, complemented by a gourmet kitchen with high-quality quartzite countertops, Viking and Subzero appliances, formal dining room, expansive 3 season room and several bedroom suites. A large wraparound deck and terraces with integrated jacuzzi offers sweeping views of the lake.

State-of-the-art smart home integration allows seamless control of lighting, shades, media, gate, cameras, jacuzzi, waterfall and multiple independent climate zones throughout all accessible via smartphone for effortless convenience. The walkout lower level, with 12-foot ceilings, features radiant floor heating for year-round comfort, while the drive-through radiant heated garage—approximately 2,800 square feet and inspired by Italian design—provides superior accessibility and comfort. Additionally, the driveway entrance to the garage features censored radiant heating, ensuring ease of accessibility.





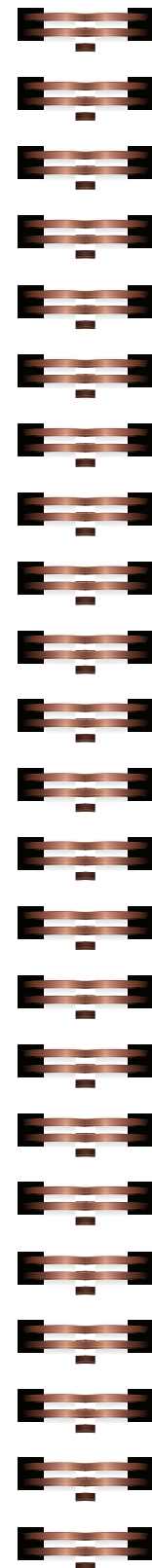
Guest Cottage: The substantial upscale guest cottage stands as a luxurious secondary residence, offering expansive private accommodations with 6 bedrooms, each featuring its own ensuite bathroom. The main floor boasts 10-foot ceilings and includes a chef's kitchen with premium quartzite countertops, Wolf and Subzero appliances, open living and dining areas, and a dedicated fitness facility. Upstairs, 12-foot ceilings enhance the airy, spacious feel in additional bedroom suites. State-of-the-art smart home controls mirror the main lodge, providing smartphone access to lighting, climate, and media systems. An expansive screened porch and stunning outdoor fire-pit terrace complete the space, making it ideal for family, guests, or extended stays in secluded elegance.



Silo Spa: The Cantilevered Silo Spa is a truly one-of-a-kind structure unique in its innovative design and purpose as a standout feature of the property. A 30-foot glass elevator ascends to treetop level, opening into a beautifully appointed private retreat with a full bathroom and wet bar. The wrap around deck offers breathtaking panoramic views. A distinctive glass floor allows guests to enjoy massages while gazing down at the lush botanical garden below, which includes a serene water feature, fire wall, and speakers for ambient music, making it a one-of-a-kind gathering area. The Spa Silo also features smart home integration for lighting, shades, media & fire feature.



Agricultural Barn & Lofts: The versatile barn is a standout multi-purpose facility. It features a spacious kitchen equipped with premium Thermador appliances, flexible interior space, office, restrooms, and easy access. Radiant floor heating throughout ensures comfort in all seasons. The second-floor loft areas provide great indoor storage, adding practical utility to the space. This building also features a radio repeater for operational communications throughout the entire estate.



Shooting Pavilion: An elevated open-air pavilion with custom chandeliers, built in grill, climate controlled indoor lounge and stone fireplace positioned for optimal views over the automated trap fields. Completed in 2018, the pavilion features five skeet throwers for varied, challenging clay presentations and is a guest favorite, often concluding sessions with explosive tannerite-filled targets from a secondary elevated platform.

Supporting Outbuildings: Two primary supporting buildings discretely serve the estate's operational needs. The southern barn functions as the main grounds crew and equipment headquarters, tucked away for minimal visual impact. It includes functional bathrooms, radiant heat, and climate-controlled office space for on-site management. The northern building is also heated and provides additional storage and support, ensuring the entire property operates smoothly without interrupting the resort-like aesthetic.

Seclusion & Privacy: The estate features gated entries and designed perimeter screening with extensive berms and vegetative plantings.

These improvements combine timeless craftsmanship with modern luxury, supporting everything from intimate family retreats to large-scale entertaining and has provided the backdrop to multiple charity events like concerts, mud runs and other various events.



RECREATION



Bunker Hill Farms offers a premier private recreational lifestyle with diverse, high-end amenities designed for year-round enjoyment.

Golf Course: The private championship caliber golf course is the estate's standout feature. A full 18 routing playing 6,709 yards with a par of 72, evaluated by the Chicago District Golf Association with a course rating of 72.5 and a slope of 130. Its innovative design utilizes 8 premium bentgrass greens and 15 strategic tee boxes to create 18 entirely unique holes, each offering distinct angles, distances, and challenges. Fine fescue fairways, deep bunker, water hazards, and sculpted mounding add depth and scenic beauty. Fully irrigated from the main 5-acre lake, the course maintains lush, green, healthy turf conditions throughout the season, regardless of weather. With fewer than 500 rounds played annually, the course remains in pristine condition. Dedicated staff have managed and maintained it daily since inception in 2010, ensuring resort-level standards and flawless playability for personal use, family events, or elite gatherings.

Fishing Lakes: Multiple engineered, stocked and aerated lakes, anchored by the remarkable 60-foot-deep main lake, deliver trophy-class fishing for bass, walleye, Pan Fish, northern pike and perch. Private docks and well-managed habitat ensure consistent action and blue-ribbon angling without leaving the property.

ATV Trails: The approximately 15 miles of professionally groomed multi-use trails winding through timber, meadows, and rolling terrain, are ideal for ATV and UTV adventures, snowmobiling, cross-country skiing, hiking, biking, or simply exploring the estate's diverse landscapes. The trail system also provides 1- & 3-mile marked loops for guest convenience.



Sled Hill: The legendary sled hill provides thrilling winter runs for all ages, transforming the property into a complete four-season playground. The terraced overlook features a fire pit and breathtaking views of the property year-round. Notes as being one of the highest points in the county.

Additional Activities: Kayaking, paddleboarding, axe throwing, archery, wildlife observation, snow shoeing, portable hockey rink (included with sale), and seasonal ice pursuits on the lakes round out the recreational offerings, ensuring endless options for family, guests, and personal enjoyment. The miles of groomed trails also lend this property to exceptional equestrian pursuits.



GENERAL OPERATIONS



Bunker Hill Farms was originally conceived as a private family retreat, by request and demand it evolved into much more with charity being at the heart of it. It has historically operated as an ultra-exclusive, invite-only private retreat, hosting a limited number of high-profile guests, celebrities, corporate events, and charitable functions. For much of its existence, the property functioned primarily as a philanthropic venue, with event proceeds directed to support local charities in the community.

In recent years, having opened more broadly to public bookings only in the last year, the estate demonstrated its potential as a premier destination for luxury golf outings, sporting retreats, and special events, while maintaining impeccable standards across all facilities.

Detailed financials, operational history, booking records, event revenue summaries, and management structure are available for review. This information will be provided promptly upon execution of a confidentiality agreement (NDA) and verification of proof of funds.

The property is offered as a fully turnkey private estate, with all equipment, furnishings, and operational assets included to support continued personal use, limited commercial activity, or a return to exclusive private enjoyment at the new owner's discretion.



LOCATION



Bunker Hill Farms is strategically located in McHenry County, northern Illinois, just outside the charming town of Woodstock—offering the perfect blend of rural seclusion and convenient access to urban amenities.

The estate sits approximately 75 minutes from Chicago's major private and executive airports, including Chicago Executive Airport (PWK) in Wheeling and O'Hare International (ORD) for commercial or private jet travel. This prime positioning places the property within easy reach of Chicago's high-net-worth community while providing total privacy on ~490 gated acres surrounded by conserved farmlands, timber, and natural preserves.

Nearby towns include:

- **Woodstock** (10–15 minutes): Historic downtown with shops, restaurants, theaters, and everyday services.
- **Crystal Lake** (20 minutes): Larger commercial hub with major retailers, dining, and healthcare.
- **Lake Geneva** (30 minutes): Local amenities including grocery stores, banks, and recreational facilities.

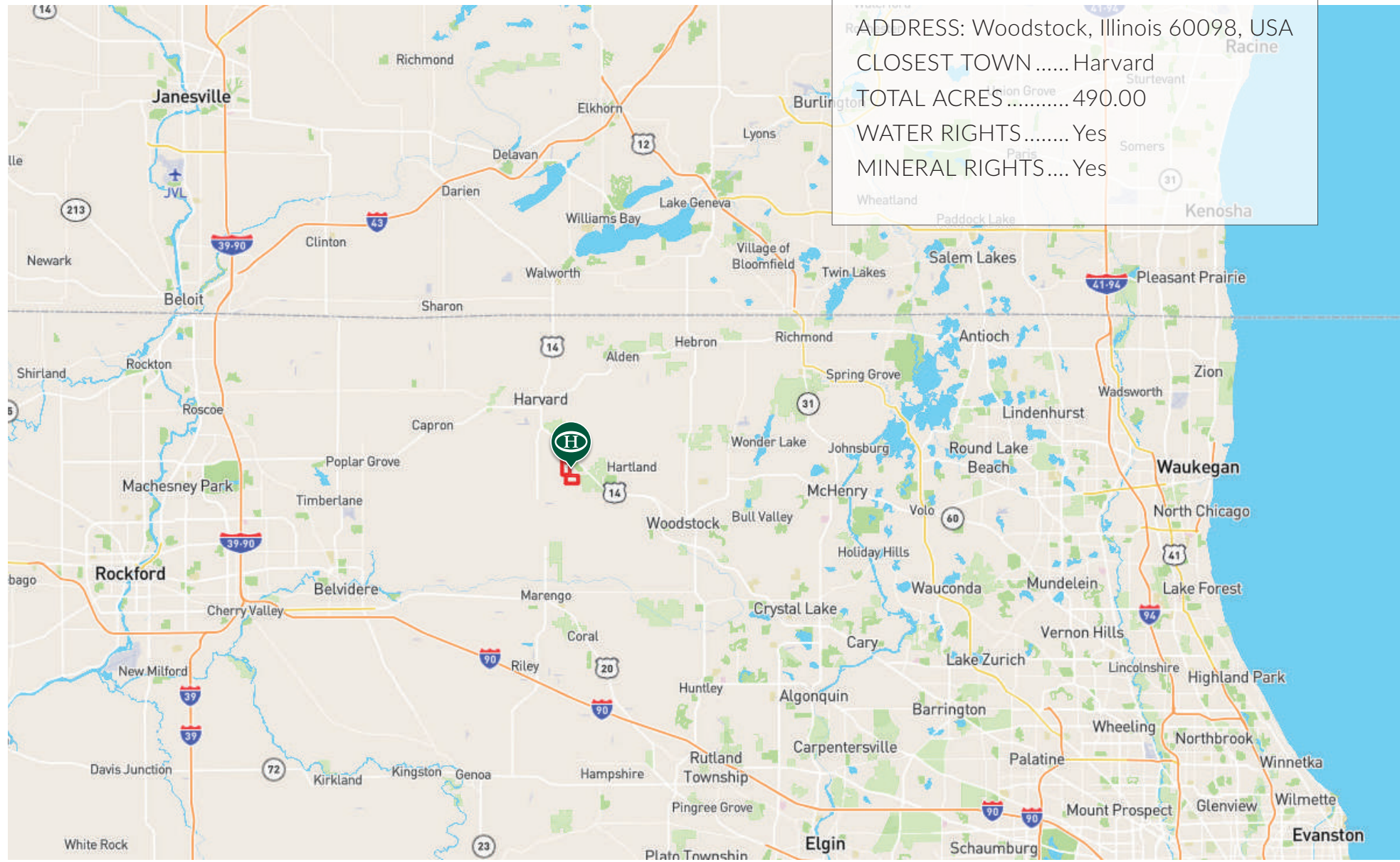
Essential amenities are within a short drive: premium grocery options (e.g., Whole Foods or Jewel-Osco), hospitals, golf courses, and equestrian facilities. The property enjoys quiet rural roads for easy access while remaining completely secluded—ideal for the discerning buyer seeking a private retreat close to the Chicago metropolitan area.

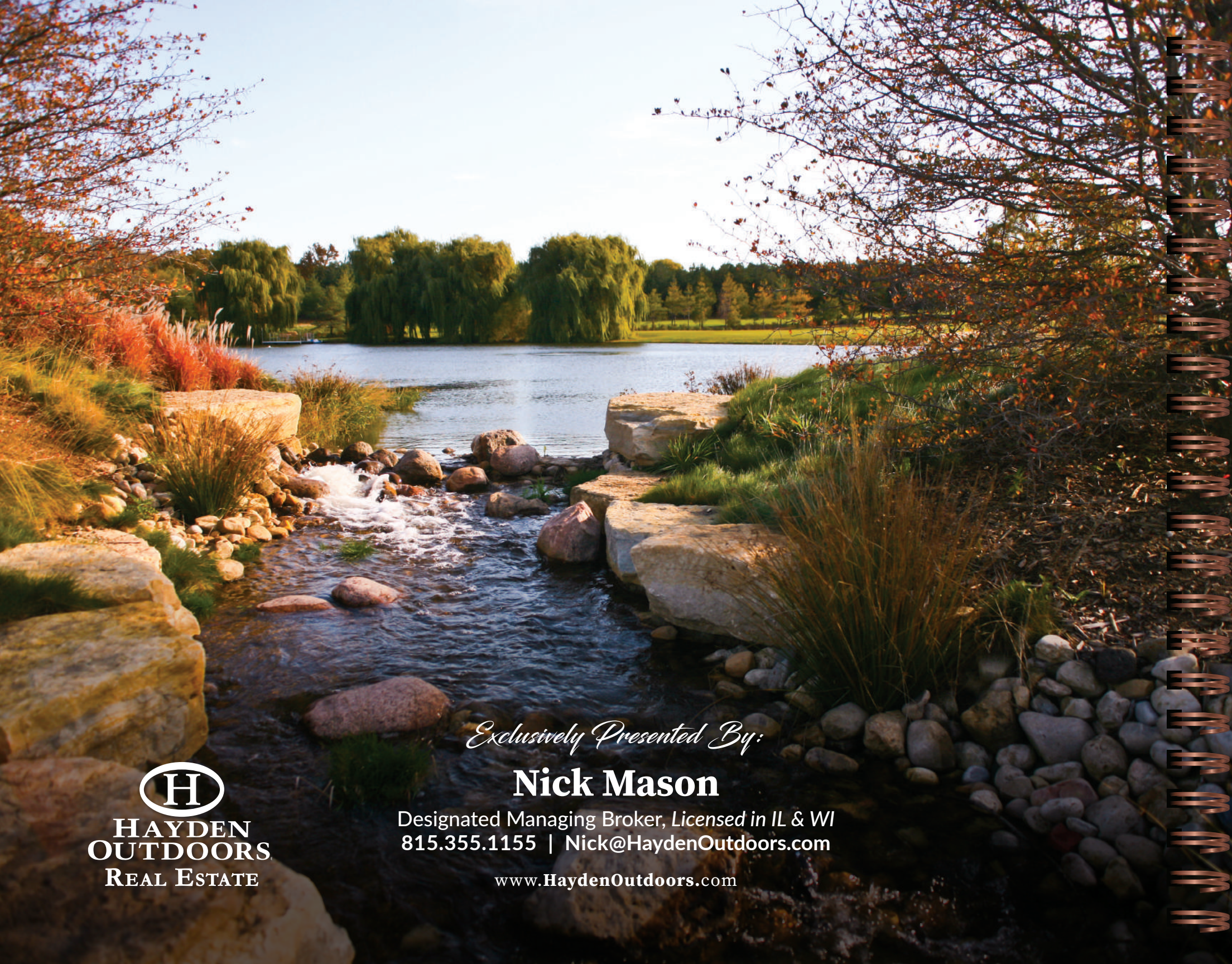


MAPPING

BUNKER HILL FARMS

ADDRESS: Woodstock, Illinois 60098, USA
CLOSEST TOWN Harvard
TOTAL ACRES 490.00
WATER RIGHTS Yes
MINERAL RIGHTS Yes





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