

Rte 14 and N Rose Farm Tillable

174.00 Acres

McHenry County, IL

\$2,871,000



HAYDEN  OUTDOORS.

Rte 14 and N Rose Farm Tillable

TOTAL ACRES:

174.00

PRICE:

\$2,871,000

COUNTY:

McHenry County

CLOSEST TOWN:

Woodstock, IL

Activities & Amenities:

Development Potential
Farm/Crops/Ag
Hunting - Upland Birds

Land Details:

Address: 0000 N Rose Farm Rd,
Woodstock, Illinois 60098, USA
Closest Town: Woodstock
Total Acres: 174.00
Income Type: Crop Lease

About This Property

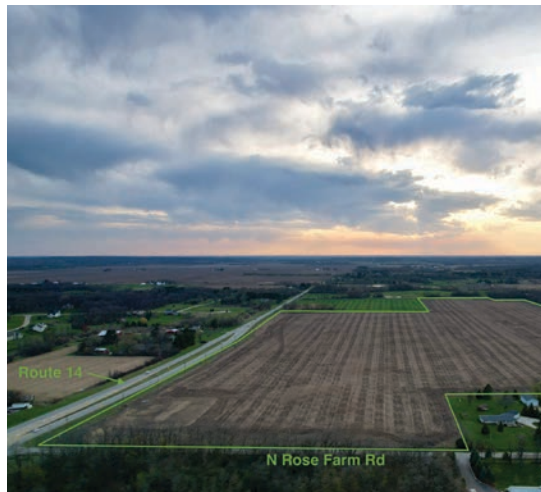
Prime 174 +/- acre tillable farm at the visible corner of Rose Farm Road and US Hwy 14 between Woodstock and Harvard, IL. This building-free productive farmland features rich silt loam soils and strong PI score (119.6), delivering immediate row-crop income. Highway frontage and dual-road access make it ideal for commercial, industrial, or gas station development while preserving current farm use. A-1 zoned with Woodstock annexation potential.

Land

Terrain is level to gently rolling and highly productive for row-crop farming. Soils are predominantly high-quality silt loams with strong PI scores (119.6 avg) that support excellent crop yields. The entire property is currently used as tillable cropland with active agricultural row crops, wooded buffers along some boundaries, and a small pond in the northwest portion of the tract.

Recreation

The northern portion of the property offers quality recreational waterfowl hunting. A natural wetland and flood-prone area in the northwest corner creates excellent duck habitat, currently improved with two established duck blinds maintained by the owner. Combined with adjacent timbered buffers and a private setting, this section provides outstanding duck hunting and wildlife viewing opportunities while the balance of the farm remains dedicated to productive row-crop agriculture.





Agriculture

This property is operated as clean row-crop farmland in active agricultural production. The entire tract is tillable with no livestock, barns, vineyards, or commercial timber. The high-quality soils support continued corn and soybean rotation with reliable yields and minimal inputs, providing immediate farm income while maintaining full flexibility for future use.

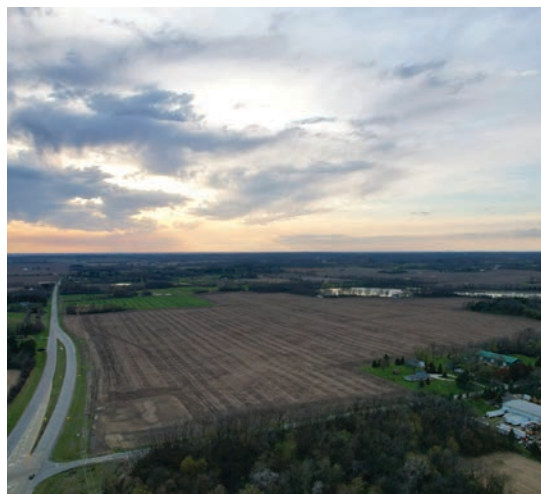
Region & Climate

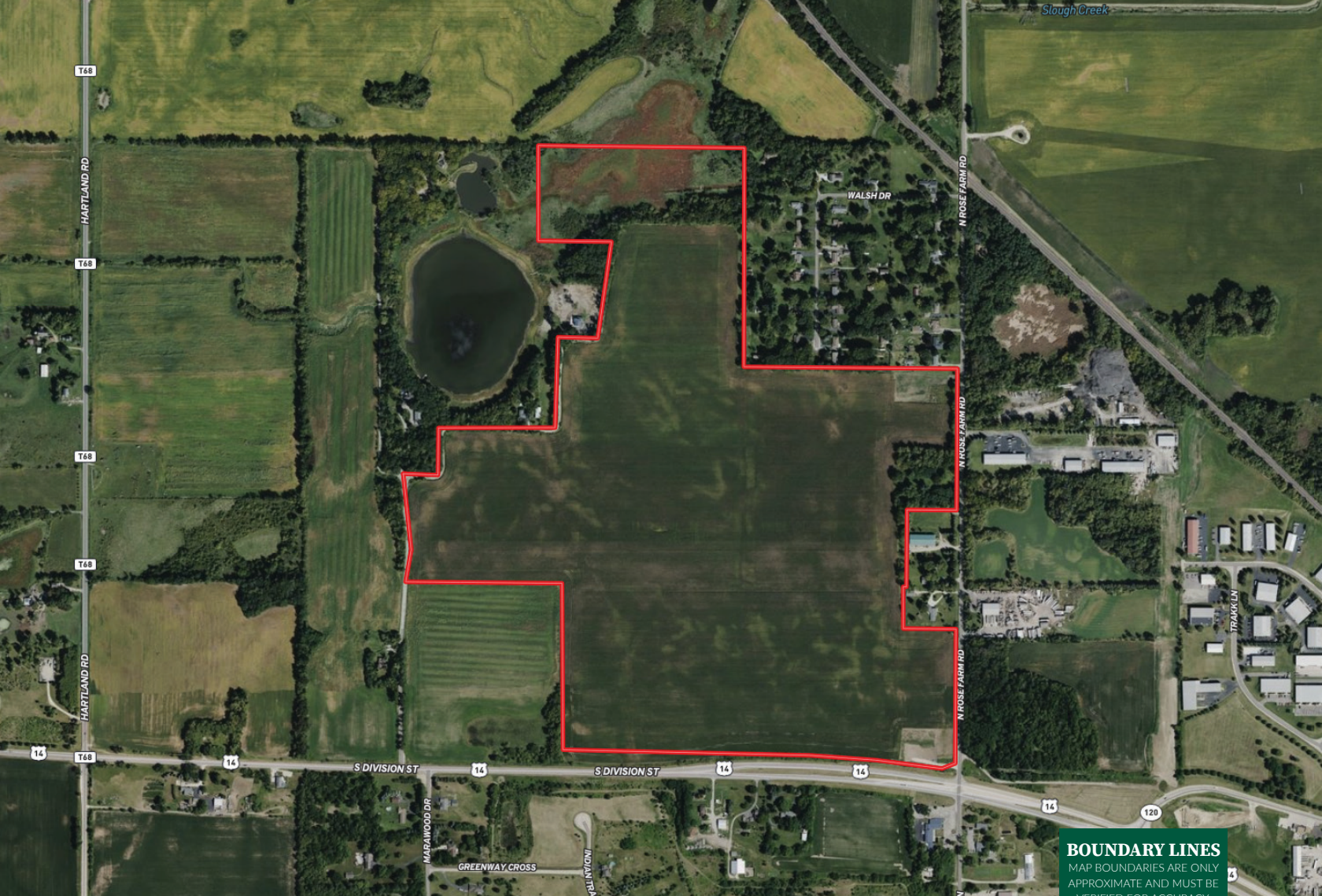
Nestled in the heart of McHenry County between the vibrant communities of Woodstock and Harvard, this property enjoys a classic northern Illinois setting with easy access to agritourism, farmers markets, seasonal festivals, and abundant outdoor recreation. The region features thriving family farms, conservation areas, and a strong agricultural heritage. Four distinct seasons deliver warm, wet summers and crisp, snowy winters, with average annual precipitation of approximately 37 inches – perfect conditions that support highly productive cropland and excellent wildlife habitat year-round.

Location

Strategically positioned at the highly visible northeast corner of Rose Farm Road and US Highway 14 (Route 14) in Woodstock, Illinois, this property sits directly between the thriving communities of Woodstock and Harvard – just 12 miles apart along the busy state highway. Nearest major airports are Chicago Rockford International (RFD) at 45 miles and Chicago O'Hare (ORD) at 49 miles. Everyday amenities, including hospitals, shopping, dining, and services, are conveniently located in both Woodstock and Harvard. This prime corner location offers an outstanding opportunity for a gas station or convenience store, as there is currently no fuel or retail development of this type along Route 14 between Woodstock and Harvard, delivering exceptional highway visibility and traffic capture in a high-growth corridor.

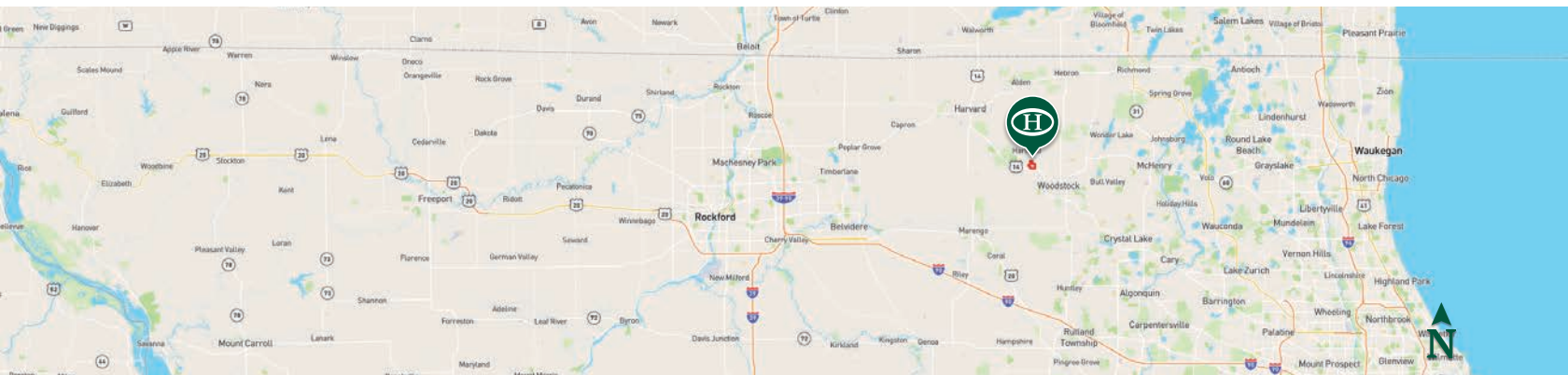
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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