

Woodstock Prime Tillable

174.00 Acres | McHenry County, IL | \$2,305,500



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Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
Hunting - Upland Birds
Income Producing
Outbuilding/Barn/Shed/Shop

Land Details

Address: 0000 West Rd, Woodstock,
Illinois 60098, USA

Closest Town: Woodstock

Total Acres: 174.00

Leased Acres: 169.00

Tillable/Crop/Orchard Acres: 169

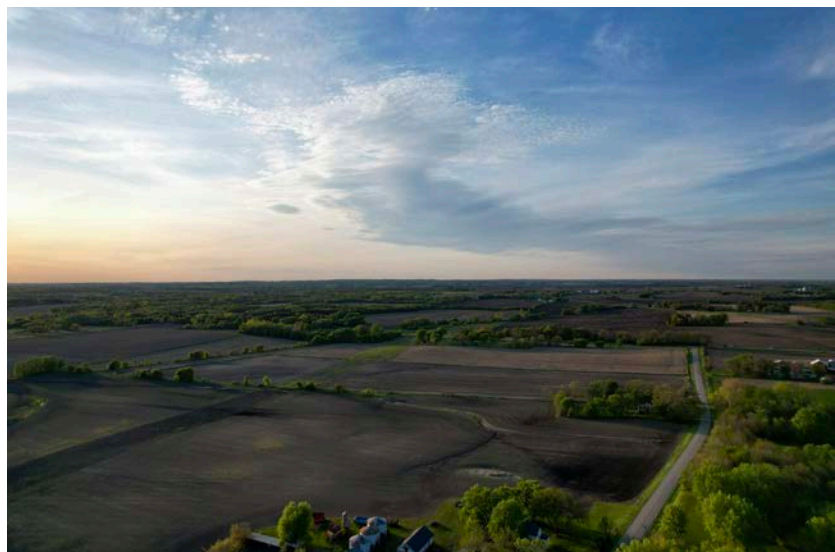
Estimated Taxes: \$13,920

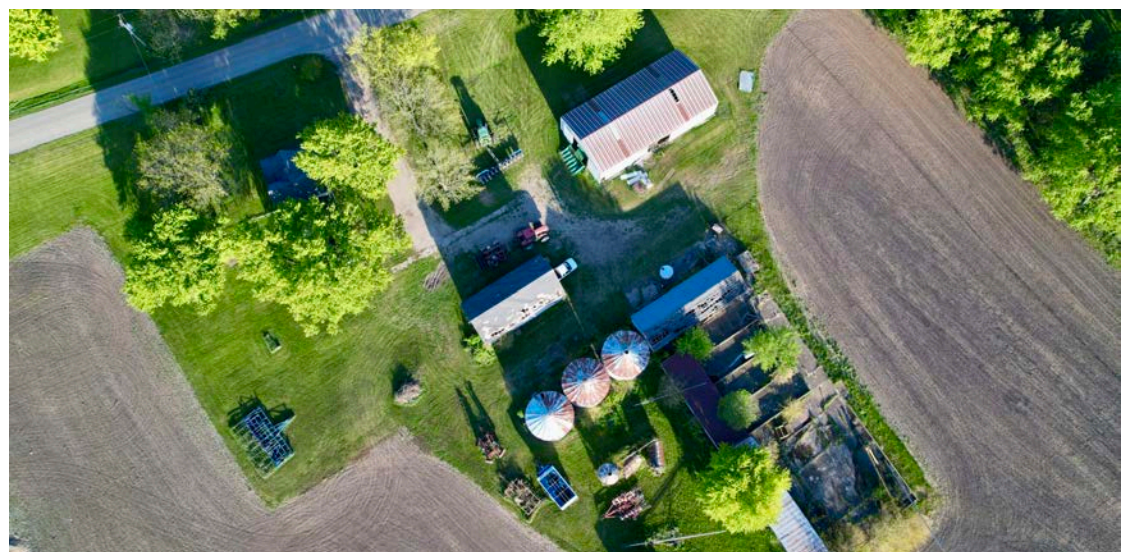
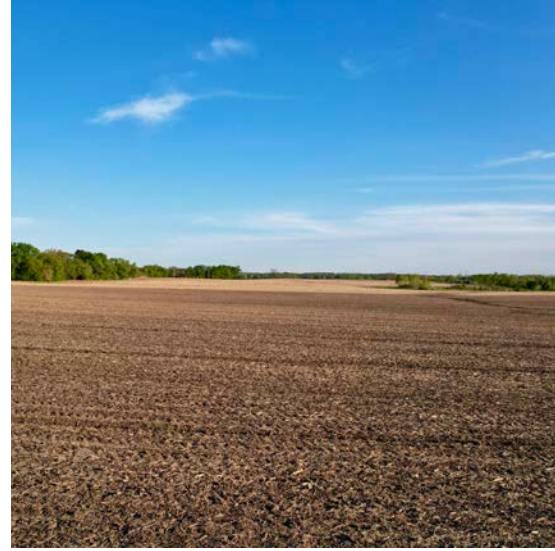
Source of lot size: Unknown



About This Property

174-acre tillable farm along West Road in McHenry County, Illinois. Approximately 169 tillable acres of highly productive cropland with an average NCCPI 81.6 and PI 131.6. Features a house (needs work) offering additional income potential for farmers or investors. Excellent soils dominated by Ringwood, Elburn, and Pella silt loams. Gently rolling terrain with road frontage and strong access near Hartland/Woodstock.





Land

This 174-acre farm consists of four contiguous boundaries offering excellent road frontage along West Road. Approximately 169 acres are tillable, providing high efficiency for modern row-crop operations. The terrain is gently rolling with an average slope of 2.2% allowing for good natural drainage and equipment maneuverability.

The property is primarily open, productive cropland. One portion of the farm includes a house that needs work, presenting additional revenue potential through rental income for investors or owner-operator housing for farmers.

Improvements

The farmstead includes a house along with a solid set of agricultural outbuildings and grain storage infrastructure.

Key improvements feature:

One single-family home (needs renovation/updates) offering potential rental income or owner-occupied housing.

Large pole barn / machine shed with metal roof.



Additional sheds, workshops, and storage buildings.

The farmstead is well-located on the property with direct road access, surrounded by tillable ground, and provides functional support for a working farm operation.

Agriculture

This property is a highly productive 169-acre tillable farm well-suited for high-yield row crop production. The fertile soils and favorable topography support excellent corn and soybean rotations common to northern Illinois.

With an average Productivity Index (PI) of 131.6, this farm ranks well above the McHenry County average and performs strongly compared to statewide Illinois farmland. The combination of productive soils, gentle slopes, and good natural drainage creates ideal growing conditions with strong yield potential and operational efficiency for today's farming practices.

The majority of the acreage is open cropland, making it an efficient, low-maintenance addition to any row-crop operation in the region.





Region & Climate

Located near Hartland and Woodstock in northern McHenry County, this farm lies in a strong agricultural area within the Chicago metro collar counties. The region supports active row-crop farming and rural residential use with good market access.

The humid continental climate provides an average of 36–39 inches of annual precipitation and a reliable growing season well-suited for high-yield corn and soybean production.

Location

Situated along West Road in Hartland Township, McHenry County, Illinois, this farm is conveniently located near the small community of Hartland and just minutes from Woodstock. The property offers easy access to local amenities, markets, and farm services.

Nearest major airport: Chicago O'Hare International (ORD) — approximately 45–50 miles. Chicago Rockford International (RFD) is about 45 miles away.

*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.



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Buyer Process

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."

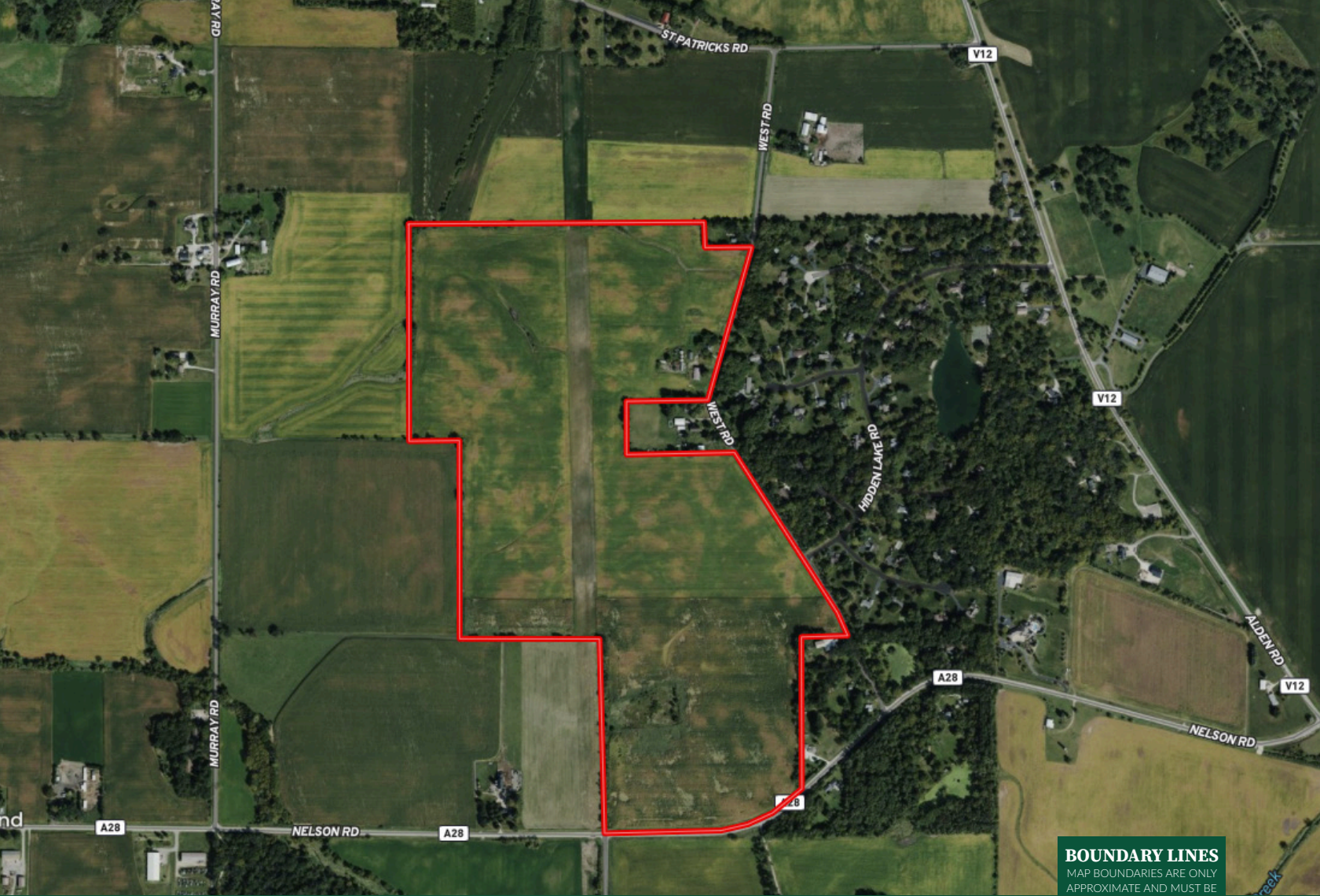


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

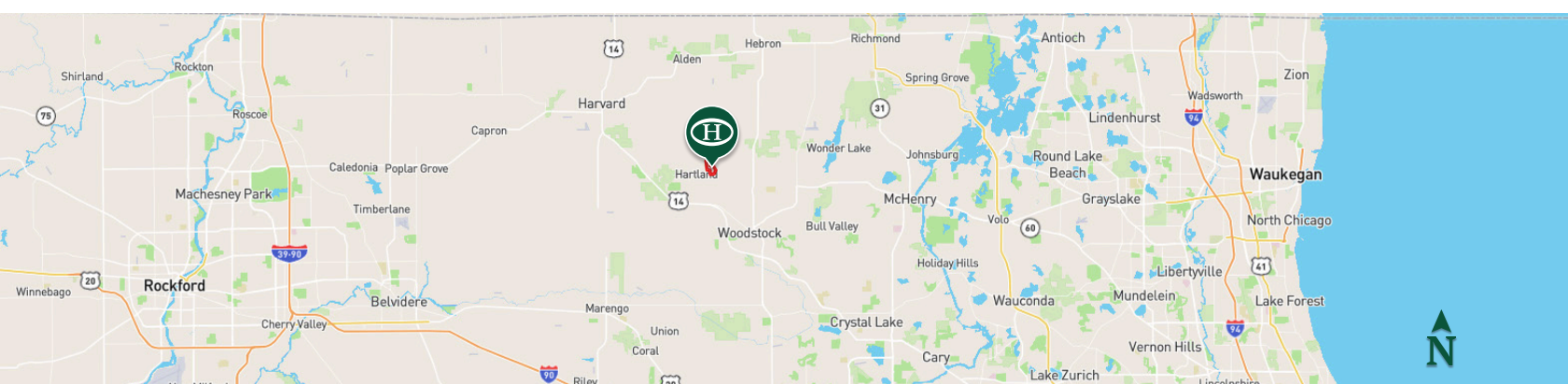
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.

 Boundary



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