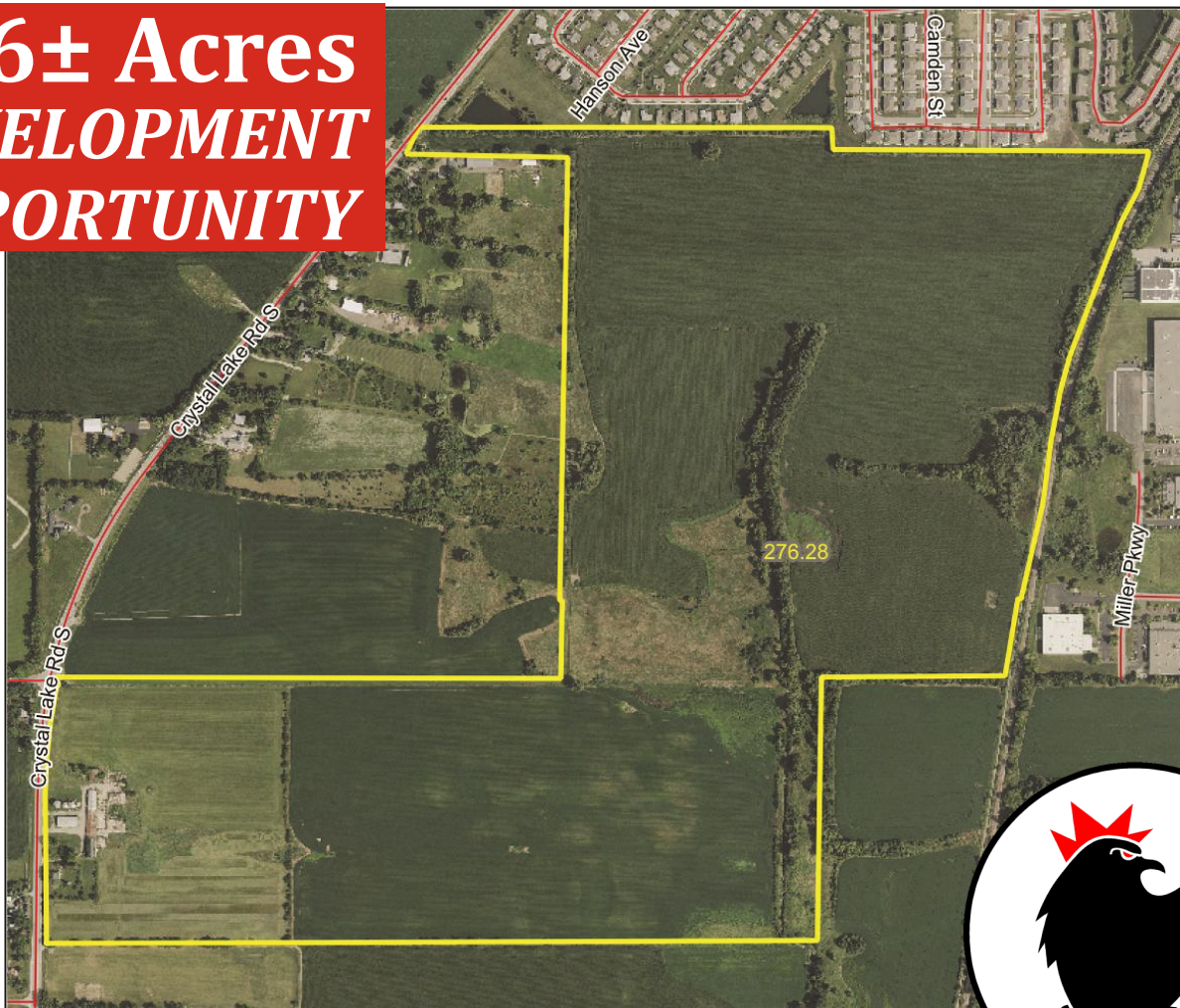


ROOSTER AG

# REAL ESTATE

## McHenry County, IL.

**276± Acres**  
**DEVELOPMENT**  
**OPPORTUNITY**



**\$79,950 PER ACRE**



**ROOSTER AG' REALTY INC.**  
1100 S. County Line Rd  
PO Box 297  
Maple Park, IL 60151

**DALTON JAHNTZ**  
Broker  
Email: [Dalton@roosterag.com](mailto:Dalton@roosterag.com)  
Phone: 630.525.1431



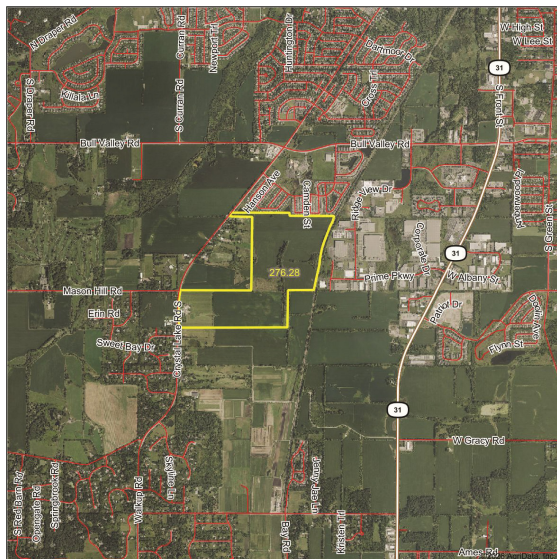
# About the Property

## *Desirable location for a residential development!*

The Crystal Lake Road Property is 276.28± acres located in Section 9 of Nunda Township, McHenry County IL.

This property is conveniently located off Crystal Lake Road on the southern end of McHenry, IL and is just west of IL Rt. 31 and the Fox River.

<b>GROSS ACRES:</b>	<b>276.28±</b>
<b>PRICE PER SURVEYED ACRE:</b>	<b>\$79,950</b>



**An excellent development opportunity!**

**Property is near current residential communities.**

**Available school capacity.**

**Area has ample sewer and water capacity.**

**Close to Northwestern Medicine McHenry Hospital, McHenry High School, businesses, hotel, and more.**

**The Chain O'Lakes and the Fox River are nearby.**

**Be sure to capitalize on the development possibilities of this property and location!**

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**DALTON JAHTZ**

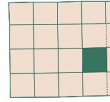
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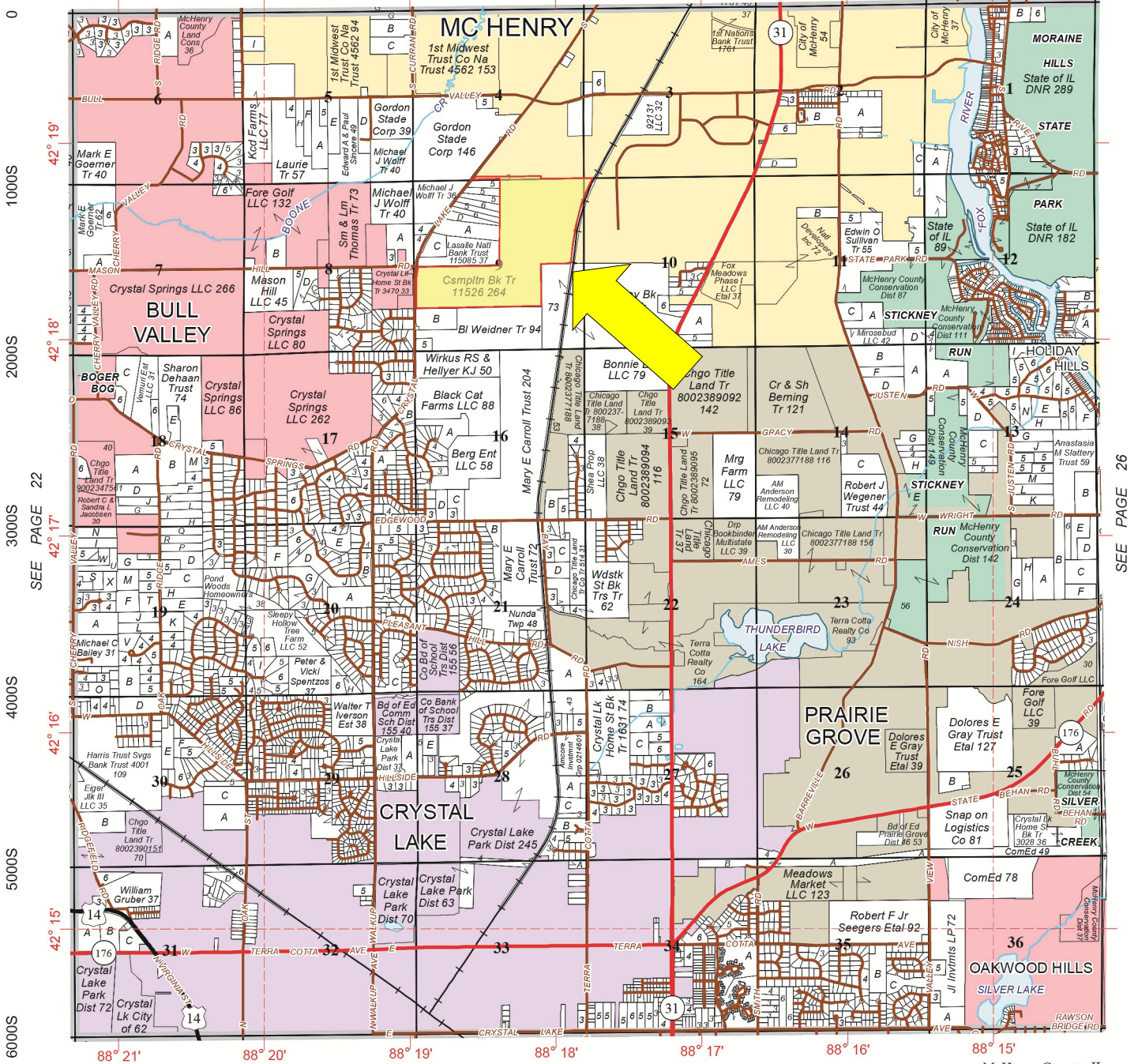
# WEST PART NUNDA

SEE PAGE 34



Refer to page 54 for keyed parcels

# T.44N.-R.8E.



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SEE PAGE 14

McHenry County, IL

8000W 7000W 6000W 5000W 4000W 3000W 2000W

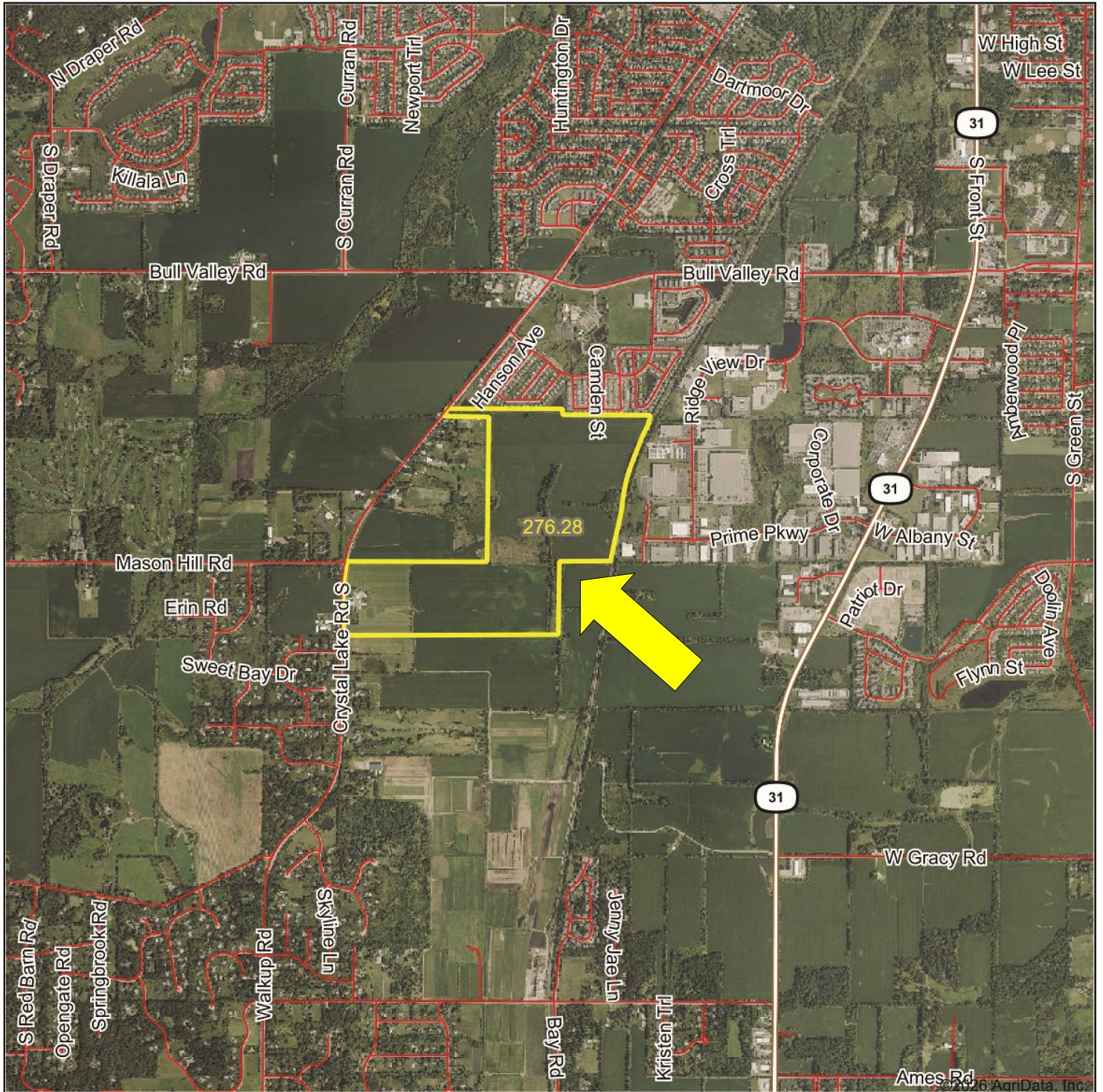
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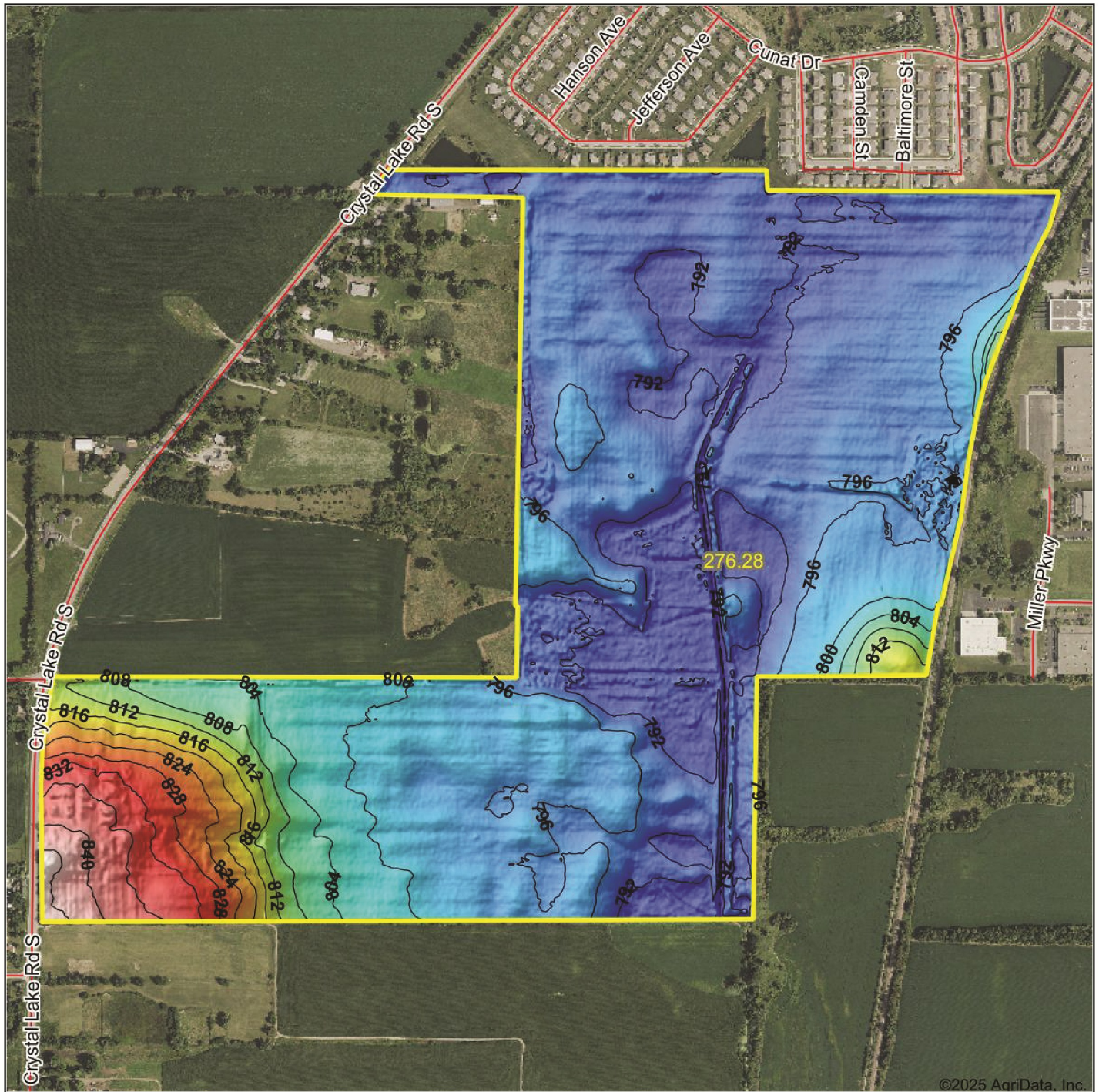
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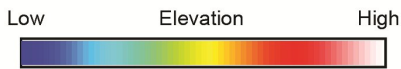


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Source: USGS 3 meter dem



Interval(ft): 4

Min: 787.0

Max: 847.8

Range: 60.8

Average: 799.3

Standard Deviation: 11.58 ft



12/16/2025

**9-44N-8E**  
**McHenry County**  
**Illinois**

Boundary Center: 42° 18' 29.93, -88° 18' 21.24



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