

1917 WYMAN SCHOOL RD., CALEDONIA IL.



Presented By: Natalie Torres and Randy Erwin

Email: Nat@TheRandyErwinTeam.com
Randy@RandyErwin.com
815-382-7130
815-236-1864

MCEACHRAN HOMESTEAD WINERY

Located in Northern Illinois near the state line, east of Rockford, about 30 minutes from Lake Geneva and less than two hours from Chicago, the McEachran Homestead is an idyllic property in the country. The story of the McEachran Homestead began in 1853 when the original 170 acres, where the winery stands today, were acquired by Scottish immigrant John McEachran, the great, great, great grandfather of the current owners. In 1857 the existing farmhouse was constructed and, over a number of years, several farm buildings serving various agricultural purposes were added to the property. Herbert Greenlee, the great, great, grandson of John McEachran, was born in 1927 and was raised on the family farm. After a career as a general surgeon in the Chicago area, Herb retired in 1994, returned to the farmstead and completely remodeled the farmhouse. Herb involved himself in many agricultural enterprises including gardening and jam making. He undertook the remodeling of the main barn in the early 1990's, which later became the hub of the McEachran Homestead winery. In 2006, Herb planted the first acre of vineyard as a rather expansive hobby, with the initial production coming on stream in 2008. The McEachran Homestead Winery was incorporated as a business in 2009 and a second acre of vineyard was added in 2011 bringing the total number of grape varieties to 17.

The McEachran Homestead Winery has become more than the hobby Herb had envisioned, but with his passing in 2020, the family has had to make some difficult choices. Although a long term, capable vintner is in place, the family has chosen not to continue the winery operations beyond November of 2022. The 19.48 acre estate, including the classic older home, beautifully renovated barn with extensive wine making equipment, commercial upgrades, and several additional farm buildings is now offered for sale at \$1,100,000.

The family hopes the new owner will use this beautiful country homestead to realize their own dreams of a winery, event venue, or country estate. For information regarding this property please contact:

THE RANDY ERWIN TEAM

Natalie Torres
Broker Associate
815-382-7130
Nat@TheRandyErwinTeam.com

Randy Erwin
Broker Associate
815-236-1864
Randy@RandyErwin.com

112 Cass St. | Woodstock, IL 60098
Harding Real Estate a Berkshire Hathaway Company

GENERAL INFORMATION

19.48 ACRES
1917 WYMAN SCHOOL RD.
CALEDONIA, IL 61011
9/19/22

The property consists of a total of 19.48 acres with a classic older home and several out-buildings including an older barn which has been remodeled as the hub for the winery operation. Located on the south side of Wyman School Rd. NW of Caledonia, Il and just east of Caledonia Rd. within section 8 of Caledonia Township. The property is zoned A-1 with 1336' of frontage on Wyman School Rd. and a depth of 635' The land is rolling containing silt loam with slopes of 0 to 2% and a Crop Productivity Index (CPI) of 143.2. which is a measure of the fertility of the soil and reflects a high level. The property contains two tax number which are as follows:

Pin #	Acres	2021 Taxes
03-08-200-004	11.78	\$9,646.72
03-08-200-005	108.44	\$5,248.78
Tax Proration for	7.7	\$372.70
Total for Winery	19.48	\$10,019.42

The northerly 7.7 acres of the second tax number shown will be added to the initial 11.78 acres for a total of 19.48 acres. We have attempted to show the current estimated taxes by way of proration for the 19.48 acre parcel were it in existence today.

Located at a fairly high point on Wyman School Rd. and affording views to the south and west, the property is gently rolling. Two of the acres contain the grape arbors with about 9 tillable acres and the balance involved in the farmhouse and winery.

Additional information is contained in this brochure about the home, buildings, and land. If you are seeking a secluded and comfortable estate not far from Lake Geneva, Chicago, or Rockford along with a chance to perhaps change your lifestyle, this property deserves your consideration.

Asking \$1,100,000

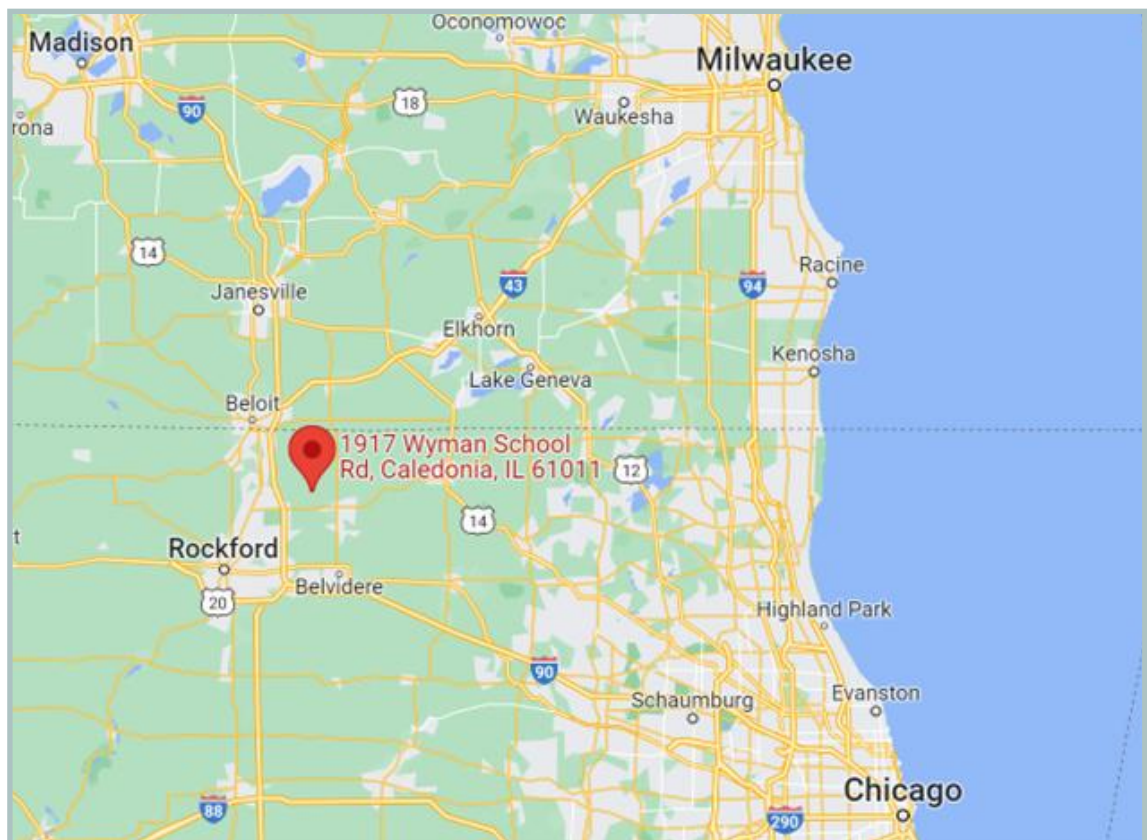
THE RANDY ERWIN TEAM

Natalie Torres
Broker Associate
815-382-7130
Nat@TheRandyErwinTeam.com

Randy Erwin
Broker Associate
815-236-1864
Randy@RandyErwin.com

112 Cass St. | Woodstock, IL 60098
Harding Real Estate a Berkshire Hathaway Company

AERIAL AND LOCATION MAP



HARDING

REAL ESTATE

ADDRESS: 1917 Wyman School Rd.						CITY: Caledonia		Price: \$1,100,000
ZIP: 61011			OWNER: Owner of Record			TAXES: \$10,019.42*		YEAR: 2021
RM	BA	BR	AGE	STYLE	CONST	POSSESSION	FACES	ZONING
12	2.1	3	Older	Farmhouse	Frame	At Close	East	A-1 w/ Conditional Use Permit
GARAGE			DRIVE	ROOF	GRADE SCHOOL	JR HI SCHOOL		HIGH SCHOOL
2-Car Detached with workshop space			Asphalt	A/S	Belvidere District 100	Belvidere Central		Belvidere North
PPI#: 03-08-200-004 & part of 03-08-200-005					ELEC SERV: 200 Amp Plus		LOT SIZE: 19.48 Acres (1336 x 635 approx.)	

Directions: Rt. 173 to Caledonia Rd. then N 2.5 miles to Wyman then east 1 mile to property on S side.

ROOM	SIZE	FL	CT	DR
FR	25 x 15	1	H	
KIT	12 x 15	1	H	
Eating Area	12 x 10	1	H	
LR	20 x 20	1	H	
Office	10 x 12	1	H	
Den	12 x 13	1	H	
Parlor	15 x 15			
MBR	20 x 20	1	H	
BR2	12 x 12	2	H	
BR3	15 x 15	2	H	
BR4/Storage	9 x 9	2	H	
LDY	10 x 9	1	H	
Rear Ent	7 x 7	1	H	
Screen Porch	30 x 15	1		



A Family Winery with A Home!

This setting is right out of a Norman Rockwell Painting! The older farmhouse boasts a huge family room with fireplace and cozy living room and parlor. The first floor master has all the room you could possibly need and there are two additional rooms used as an office and den. Upstairs, you will find two bedrooms a large storage area and an attic room that could be finished into additional living space. Several outbuildings add to the property including a commercial Winery! A wonderful escape to the country while securing an annual income. Please request a brochure.

*Taxes reflect an estimate when separated from a larger parcel.

X	O/RFS		PATIO		CTWTR
	O/RBI		DECK	X	WELL
X	REFR	X	PORCH		COMM
X	DW	X	FIREPL		INDVD
	DISPOSAL	X	BASEFULL		CTSWR
X	WASHER		BASEPRTL	X	SEPTIC
X	DRYER		CRAWL	X	FA
X	WS/OWN		WB Stove		HW
	WS/RENT		STORMS		HTPMP
X	C/AIR	X	SCREENS		SOLAR
	U/AIR		TV/ANT	X	GAS
	INTERC	X	GAR OPEN		OIL
	MICRO	X	CONTROLS		ELEC

AGENT: Natalie Torres/Randy Erwin

AGENT PHONE: 815-382-7130

PHOTOS



SPECIAL FEATURES OF THE HOME AND SMALLER OUTBUILDINGS

GENERAL FEATURES

- Zoned Heating - Two furnaces and two A/C units
- Roof on house and garage replaced in 2016
- Roof on all farm buildings replaced in 2016 except barn which was done in 2012
- HVAC system serviced annually
- Hardwood floors throughout home
- Two water heaters
- Water softener
- Full basement under new part of home— may be finished into additional living space. Cellar basement under older part of home, about 5.5' of clearance
- 200 Amp Service (shares electric with barn and smaller outbuildings)
- Home has its own separate well

KITCHEN

- Custom quarter sawn oak cabinets
- Hardwood floors
- Formica counter tops
- Double sink
- Range
- Refrigerator
- Dishwasher
- Open to eating area and family room

EATING AREA

- Hardwood floors
- Chandelier
- Custom quarter sawn oak built-in cabinets

FAMILY ROOM

- Hardwood floors
- Several overhead oak beams
- Wainscot
- Fireplace with oak mantle and brick surround – Wood burning with gas start
- Wood blinds

LIVING ROOM

- Hardwood floors
- Custom quarter sawn oak built in cabinets

MASTER BEDROOM AND BATH

- Hardwood floors in bedroom
- Large walk-in closet
- Jacuzzi tub
- Separate shower
- Ceramic tile floor in bathroom

BACK ENTRY

- Hardwood floor
- Access to basement
- Laundry room and half bath
- Coat closet

SPECIAL FEATURES OF THE HOME AND SMALLER OUTBUILDINGS

TWO CAR GARAGE

- Workshop area
- Insulated and heated

MACHINE SHED – 40 x 70

- Dirt floor
- Electric
- Two slide-by doors with 14' eaves
- Commercial size freezer

GRANARY – 20 x 25

- Timber frame and stone
- Uneven concrete floor
- Split double barn door
- One 8 x 8 manual overhead door (between granary and corn crib)

CORN CRIB – 20 X 35

- Concrete floor
- Electric
- Small walk-in freezer
- Two sliding doors

GRAIN BIN

- Functional but used as storage
- 200 Amp Electrical Service (shares service with the machine shed and barn)

SPECIAL FEATURES OF THE WINERY

WINERY BARN GENERAL FEATURES

- 42 x 34
- 75 – 100 person overall capacity
- Commercial sized septic
- Separate well for Barn and east side of the yard. Standpipe near older acre of grapes
- Separate well for the west garden area
- Roof replaced in 2012
- Newer windows
- Chair lift
- All original timber with original fieldstone foundation

FIRST FLOOR

LOBBY AREA

- Ceramic tile floor
- One bathroom inside and two commercial ADA bathrooms outside in lean-to
- Some customer seating
- Stairway to second level

ORDER AREA

- Serving counter
- Bar
- Sink with built-in counter
- Beverage refrigerator
- Two beverage mixers
- Commercial water heater
- Ceramic tile floor

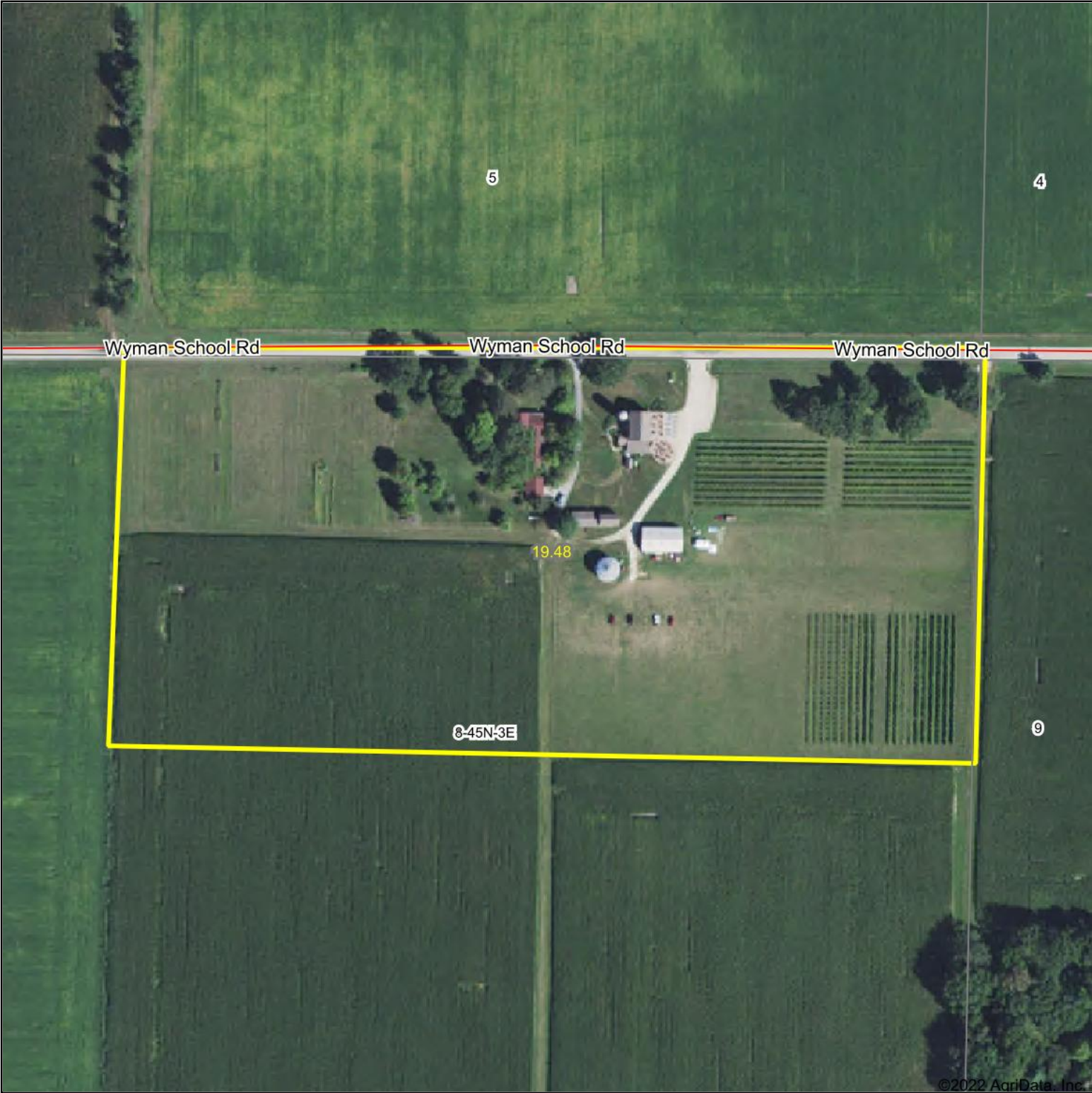
PRODUCTION AREA

- Wine tank storage
- Bladder wine press
- Climate control room for wine tanks
- Twelve 6000 lt. tanks
- Pneumatic wine corker
- Five sink counter
- Ceramic tile floor

SECOND LEVEL LOFT

- Hardwood floors
- Ceiling fans
- Period noir light fixtures
- Storage area
- Installed fire extinguishers and lit EXIT signs throughout
- Heat (may be used for three seasons)
- Seating for approx. sixty-five people

Aerial Map



©2022 AgriData, Inc.

HARDING
REAL ESTATE

Map Center: 42° 23' 55.98, -88° 54' 10.96



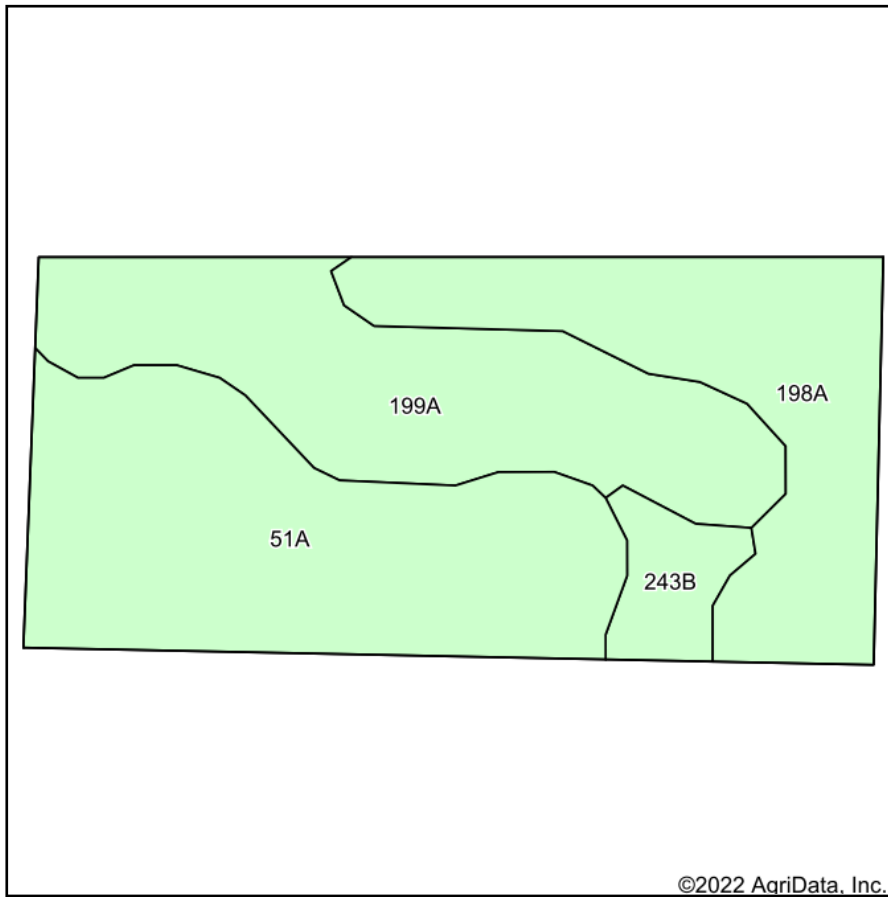
8-45N-3E
Boone County
Illinois



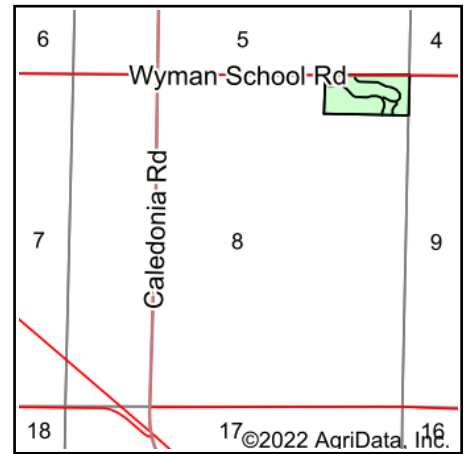
9/12/2022

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Boone**
 Location: **8-45N-3E**
 Township: **Caledonia**
 Acres: **19.48**
 Date: **9/12/2022**

HARDING
REAL ESTATE

Maps Provided By:



Area Symbol: IL007, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
51A	Muscatine silt loam, 0 to 2 percent slopes	7.43	38.1%	200	64	75	147
199A	Plano silt loam, 0 to 2 percent slopes	5.97	30.6%	194	60	74	142
198A	Elburn silt loam, cool, 0 to 2 percent slopes	5.12	26.3%	197	61	74	143
**243B	St. Charles silt loam, 2 to 5 percent slopes	0.96	4.9%	**166	**51	**64	**121
Weighted Average				195.7	61.3	73.9	143.1

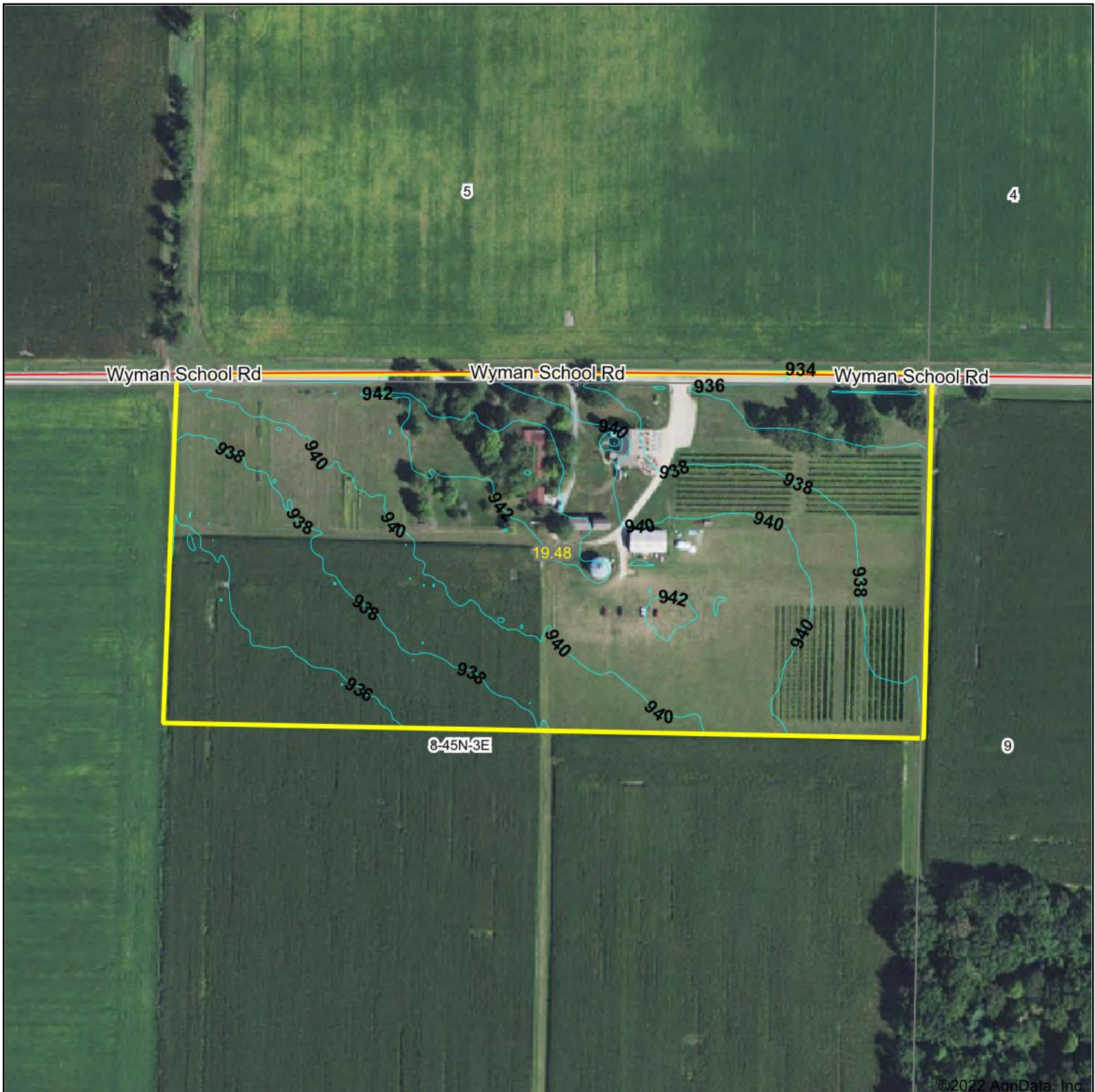
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Topography Contours



©2022 AgriData, Inc.

HARDING
REAL ESTATE

Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 933.7
Max: 946.4
Range: 12.7
Average: 938.9
Standard Deviation: 2.26 ft

0ft 275ft 551ft



9/12/2022

8-45N-3E
Boone County
Illinois

Map Center: 42° 23' 55.98, -88° 54' 10.96