



SEALED BID SUBMITTAL DEADLINE: OCTOBER 25

# HORIZON FARMS

*A Magnificent 400-Acre Horse Farm*

**Barrington Hills, Illinois**



**SHELDON GOOD & COMPANY**  
AUCTIONS, LLC  
AMERICA'S REAL ESTATE AUCTIONEER™



*One of the Last Large Equestrian Estates in Barrington Hills!*

# HORIZON FARMS

**Parcel 6620 • A 400-acre horse farm, divisible into as many as eight equestrian estates**

**Algonquin and Brinker Roads, Barrington Hills, Illinois**

*Certified or cashier's check required to buy: \$750,000*



**S**et on over 400 glorious rolling acres, Horizon Farms is unquestionably the premier land-buying opportunity currently available in the Midwest, ideal for continued use as a first-class horse farm or if desired, divisible into sizable country estates of rare character and distinction.

A passion for horses is far from the only reason to own Horizon Farms. The scope of the property ensures unparalleled privacy, breathtaking serenity, and an exclusivity that may never reoccur. The farm is simply breathtaking, an epic landscape filled with meadows, pastures, paddocks, ponds, and forest groves. The farm is home to a thriving wildlife population and offers direct access to equestrian trails in the Spring Creek Forest Preserve.

The qualities of Horizon Farms are ensured by a skillfully designed conservation easement that guarantees the property will forever be maintained in its natural, open state. The easement's provisions encourage conservation and limit development on the farm, ensuring minimal impact on indigenous flora and wildlife.

Horizon Farms could be divided into eight separate and substantial estate zone parcels. Two of the zones are located in the upscale Goose Lake subdivision, home to multi-million dollar estates.

Hunt Ridge—the property's main residence—radiates privilege and comfort and is ready for immediate occupancy.

Built in 1992, the 10,000 square foot home is supremely



appointed throughout, and includes a breathtaking living room with 30' oak ceilings, an indoor heated pool, formal dining room, library, a variety of spacious bedrooms, plus a separate, very charming two-bedroom guest house.

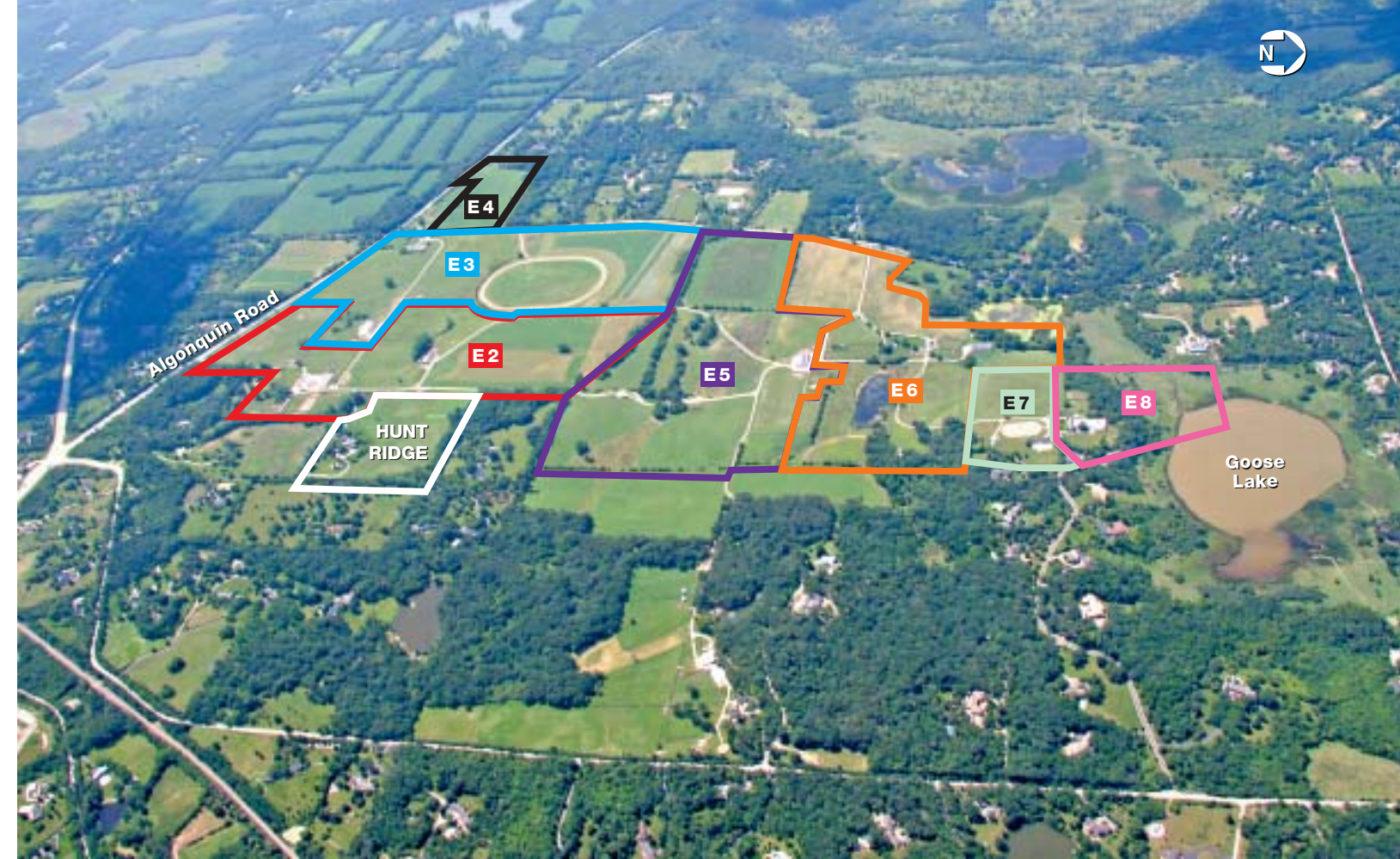


## The Conservation Foundation

The owners of Horizon Farms envisioned the property as a community of equestrian estates bound together by open space and natural areas—the vistas forever preserved.

With this vision in mind, the stewardship of Horizon Farms is monitored jointly by The Conservation Foundation and the Barrington Hills Conservation Trust, non-profit organizations dedicated to preserving natural areas and open space. Horizon Farms represents the largest private land conservation easement in the state of Illinois, and it is a living memorial to William and Jane McGinley and their desire to preserve the farm.

The conservation easement in place on the farm ensures that division of the property is limited to no more than eight estates. This easement assures that the nature of the surroundings will remain forever the same.



One of the Midwest's Most Exclusive and Sought After Communities!

## Barrington Hills, Illinois

Home to business elite, noted celebrities, and professional athletes, Barrington Hills is universally recognized as one of the country's most desirable and prestigious countryside communities. At 28.6 square miles, Barrington Hills is geographically among the largest towns in Illinois, yet by design, has a population of just 3,915.

To maintain the village's one-of-a-kind exclusivity and fabulous country ambiance, most residential properties must be a minimum of five acres; farming and horse breeding are allowed. The panache of Barrington Hills creates the pinnacle of equestrian living and unequalled lifestyle!

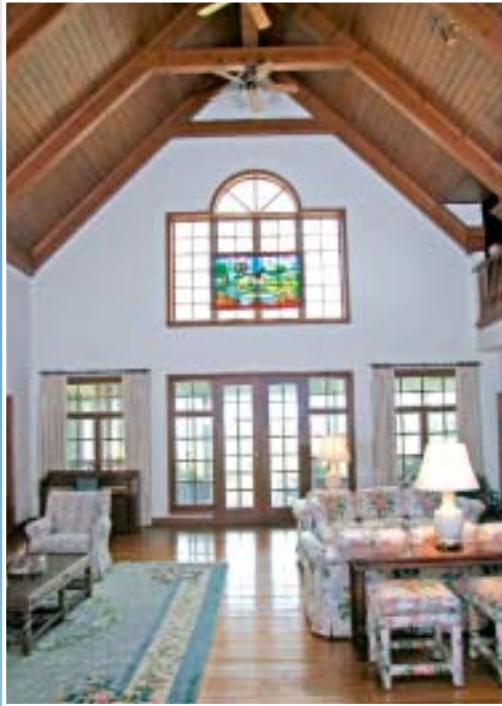
Barrington Hills is also the Midwest's ultimate riding community, with hundreds of miles of riding trails in forest preserves dedicated to equestrian pursuits. From Horizon Farms itself, access to Spring Creek Valley Forest Preserve is granted from the William McGinley Trail.

Residents enjoy easy access to all of Chicagoland, via Metra or I-90. The Barrington area has great shopping, exquisite dining, the finest public and private schools, cultural activities, and great golf courses.

## Horizon Farms Estate Zone Summary

The property could be divided into eight predetermined Estate Zones as follows:

- **Hunt Ridge:** 27 acres, including the spectacular main house, guesthouse and a barn that is supported by two pastures and a paddock. 21 acres of the Hunt Ride parcel are included in the conservation easement, with most of the acreage planted with native grasses and flowers. This land could easily be converted to pastures or planted with hay and an additional agricultural building zone can accommodate a large barn and/or indoor arena.
- **Estate Zone E-2:** 80 acres along Algonquin Road, includes a farm house, several barns and support buildings, plus six paddocks.
- **Estate Zone E-3:** 92 acres fronting Algonquin Road. This parcel includes a racetrack, as well as a duplex staff house, bunkhouse, workshop, barns, run-in shed, and four paddocks.
- **Estate Zone E-4:** 20 acres, located west of Old Sutton Road, with frontage on Algonquin Road.
- **Estate Zone E-5:** 83 acres along Old Sutton Road, with four paddocks, a barn, and a lightly wooded grove.
- **Estate Parcel E-6:** 64 acres, with a beautiful pond, two barns, a dog kennel, four paddocks, numerous large pastures, and significant wooded areas.
- **Estate Zone E-7:** 12 acres, and part of the Goose Lake subdivision. The parcel offers a residential building area that overlooks the entire farm. Included are a staff apartment building, hunter-jumper arena, and abundant pastures.
- **Estate Zone E-8:** 18 acres, and part of the Goose Lake subdivision, the site offers a residential building area overlooking Goose Lake, a large show barn, plus 11 acres of heavily wooded natural area with a jumper trail.



**Barrington Hills is coveted by discerning buyers for its unequalled lifestyle, pastoral open spaces, and thousands of acres of preserved land dedicated to equestrian pursuits. This is the first time Horizon Farms has been offered, and after this one-of-a-kind auction event, the opportunity to own a portion or all of this magnificent property *may be gone forever.***

# SHELDON GOOD & COMPANY

AUCTIONS, LLC

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RETURN SERVICE REQUESTED

Seller advised by **JPMorgan**



## SEALED BID SUBMITTAL DEADLINE:

4:00 pm on Wednesday, October 25, at the offices of Sheldon Good & Company Auctions, LLC, 333 West Wacker Drive, Suite 400, Chicago, Illinois 60606. Attention: Project Manager, Horizon Farms Sealed Bid Auction.

**AUCTION LINE:** (312) 373-4300

**FAX:** (312) 453-7830

**VIEWING DATES:** September 21, October 1 and 10, at 3:00 pm; October 14 and 21, at 10:00 am, *by appointment only*. Please call (800) 315-2199 x-4327 to schedule an appointment.

**DIRECTIONS:** *From Chicago:* Take I-90 west to Route 59. Exit northbound and proceed approximately four miles to Algonquin Road (Route 62). Turn left and follow to Brinker Road. Turn right on Brinker Road and continue to Janesway (third driveway road on left). Turn left to Hunt Ridge, the first gated entrance on the left, off of Janesway.

## BIDDER'S INFORMATION PACKETS:

A detailed Bidder's Information Packet has been assembled, which contains specific information related to Horizon Farm, the auction, and the Terms of Sale. The Packet will be available at all on-site inspections or from our Chicago office for \$150.00. Packets can also be obtained via FedEx second-day delivery for an additional \$35.00 delivery fee. The purchase of a Bidder's Information Packet is required in order to bid.

**TERMS OF SALE:** This auction is being conducted subject to the Terms of Sale, as stated in the Bidder's Information Packets.

## BROKER PARTICIPATION INVITED:

A 1.5% referral fee, as stated in the Terms of Sale, will be paid by the seller to the REALTOR®/ Broker whose registered buyer closes on this property. Please contact the Project Manager at (312) 373-4300 for complete buyer-broker registration requirements.

## BUYERS' PREMIUM:

A 7.5% Buyer's Premium will be added to the final bid price, per the Terms of Sale.

The information contained herein is subject to inspection and verification by all parties relying on it. No liability for its inaccuracy, errors or omissions is assumed by the sellers, their agents or auctioneer. ALL SQUARE FOOTAGE AND DIMENSIONS IN THIS BROCHURE ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

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