MIDWEST LAND GROUP PRESENTS

BUREAU COUNTY, IL

89 ACRES









MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY BUREAU COUNTY RECREATION FARM

Situated in north-central Illinois is this beautiful 89 +/- turn-key recreational farm ready for its next owner! This farm offers excellent hunting opportunities and encompasses many of the key factors for excellent whitetail hunting including thick bedding areas, strategically placed food plots, and natural travel corridors just to name a few.

Entering the farm off 2300 East Street, down a ¼ mile gravel driveway you'll come to a 40'x40' gravel pad hosting a 2021 Palomino Puma Destination 38' camper as well as a steel storage box! These items are included with the sale of the property, in addition to 3 Redneck Blinds and an additional steel storage box. Electric is on-site as well near the camper. The camper is situated in a non-intrusive manner on the very eastern border of the property. This allows you easy access to stay on the property for a weekend trip, or longer without disturbing the wildlife.

Situated just past the campsite are two strategically placed food plots. Overlooking the plots is one of the redneck blinds on a 10' tower. These food plots have been designed specifically for archery hunting, with a connecting trail and licking branch all within 20 yards of the blind offering a fantastic ambush spot. Upon entering the food plots and the remainder of the farm, one can't help but notice the incredible amount of deer sign that is present. Not only is the present deer sign outstanding but this farm backs it up with a great harvest history & trail camera history as well! Rubs, scrapes, and trails are in abundance and the property is a natural travel corridor connecting large blocks of timber to the north and south of the property. Moving onto the northern portion of the property, you'll find another established food plot and the two remaining redneck blinds. Both blinds have been strategically placed allowing easy access off 2300 East Street while being in natural travel corridors offering excellent ambush points. Continuing into the center of the property you can't help but notice the excellent bedding cover that exists for deer. Tall, native grasses are abundant in several locations offering great cover. This overall setup and layout of this farm is great, with easy access to perimeter stand locations, allowing you to keep pressure off the center portion of the property where bedding cover exists.

If waterfowl hunting is more your style, this property is a great fit as well! On the southwest portion of the property sits a beautiful pond, which is sure to be a stopping point for migrating birds every fall.

If you're in the market to find a turn-key hunting tract, this is it! For more information or to schedule a private showing, contact Jason Heller at (815) 745-4365.

PROPERTY FEATURES

PRICE: **$450,000** | COUNTY: **BUREAU** | STATE: **ILLINOIS** | ACRES: **89**

- Proven big buck history
- Established food plots
- 3 Redneck Blinds included
- Year-round stream
- Great bedding cover
- Rubs & scrapes
- Natural travel corridors
- Fantastic access to stand locations
- Pond
- Waterfowl hunting opportunities
- 2 storage boxes included
- 2021 Palomino 38′ camper included
- Electric on site
- 1 hour 15 minutes from Quad Cities
- 1 hour 30 minutes from Chicago





ESTABLISHED FOOD PLOTS

Situated just past the campsite are two strategically placed food plots. Overlooking the plots is one of the redneck blinds on a 10′ tower. These food plots have been designed specifically for archery hunting, with a connecting trail and licking branch all within 20 yards of the blind offering a fantastic ambush spot.











YEAR-ROUND STREAM



2021 PALOMINO 38’ CAMPER & STORAGE







POND

If waterfowl hunting is more your style, this property is a great fit as well! On the southwest portion of the property sits a beautiful pond, which is sure to be a stopping point for migrating birds every fall.





BEDDING COVER & NATURAL CORRIDORS

This farm offers excellent hunting opportunities and encompasses many of the key factors for excellent whitetail hunting including thick bedding areas, strategically placed food plots, and natural travel corridors just to name a few.









PROVEN BIG BUCK PRODUCER













AERIAL MAP



Map Center: 41° 18' 34.79, -89° 24' 23.9

0ft 717ft 1433ft

1-15N-9E
Bureau County
Illinois

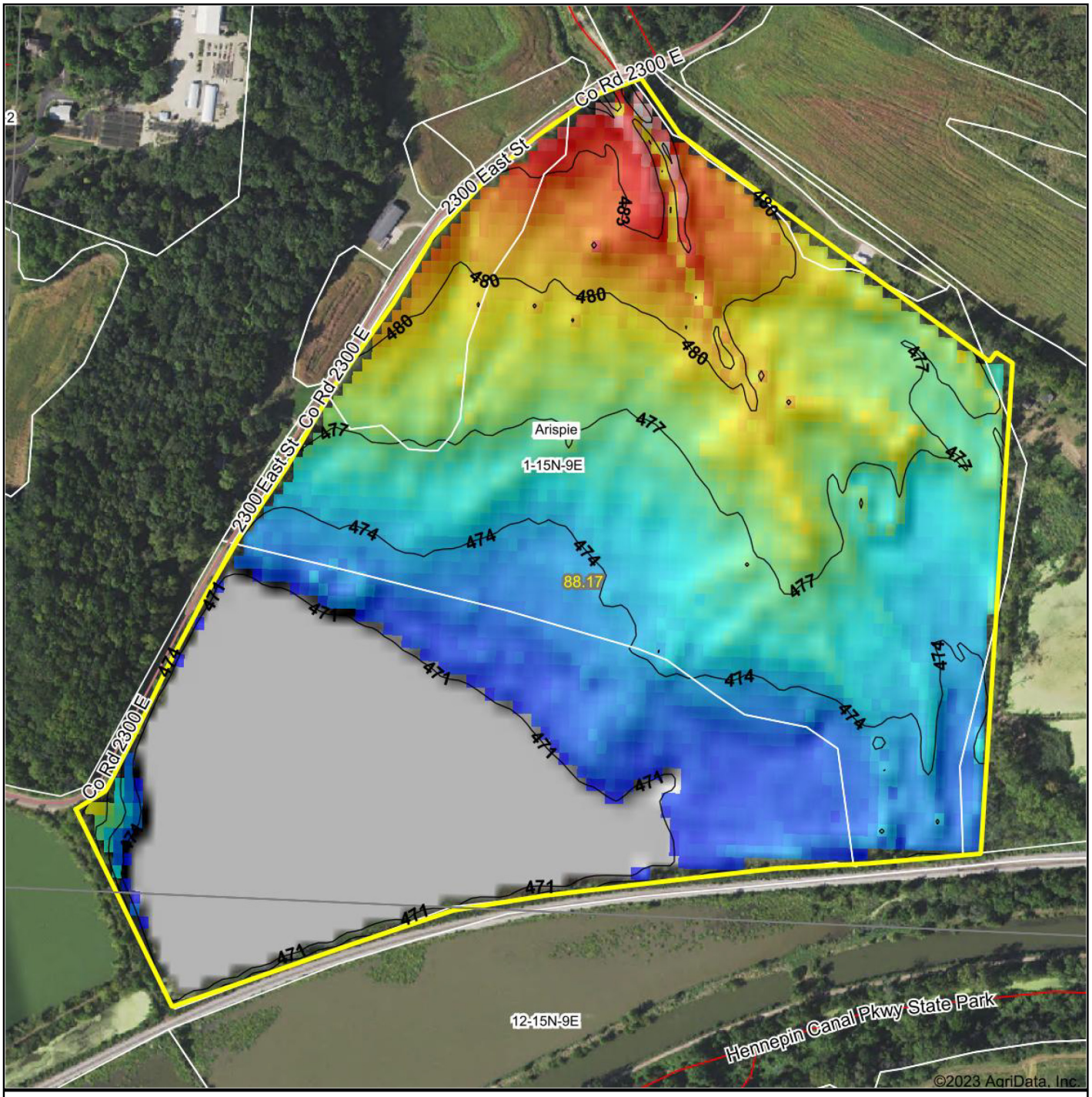
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1/25/2023

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source:	USGS 10 meter dem
Interval(ft):	3
Min:	470.8
Max:	487.9
Range:	17.1
Average:	474.9
Standard Deviation:	3.67 ft

0ft 415ft 831ft

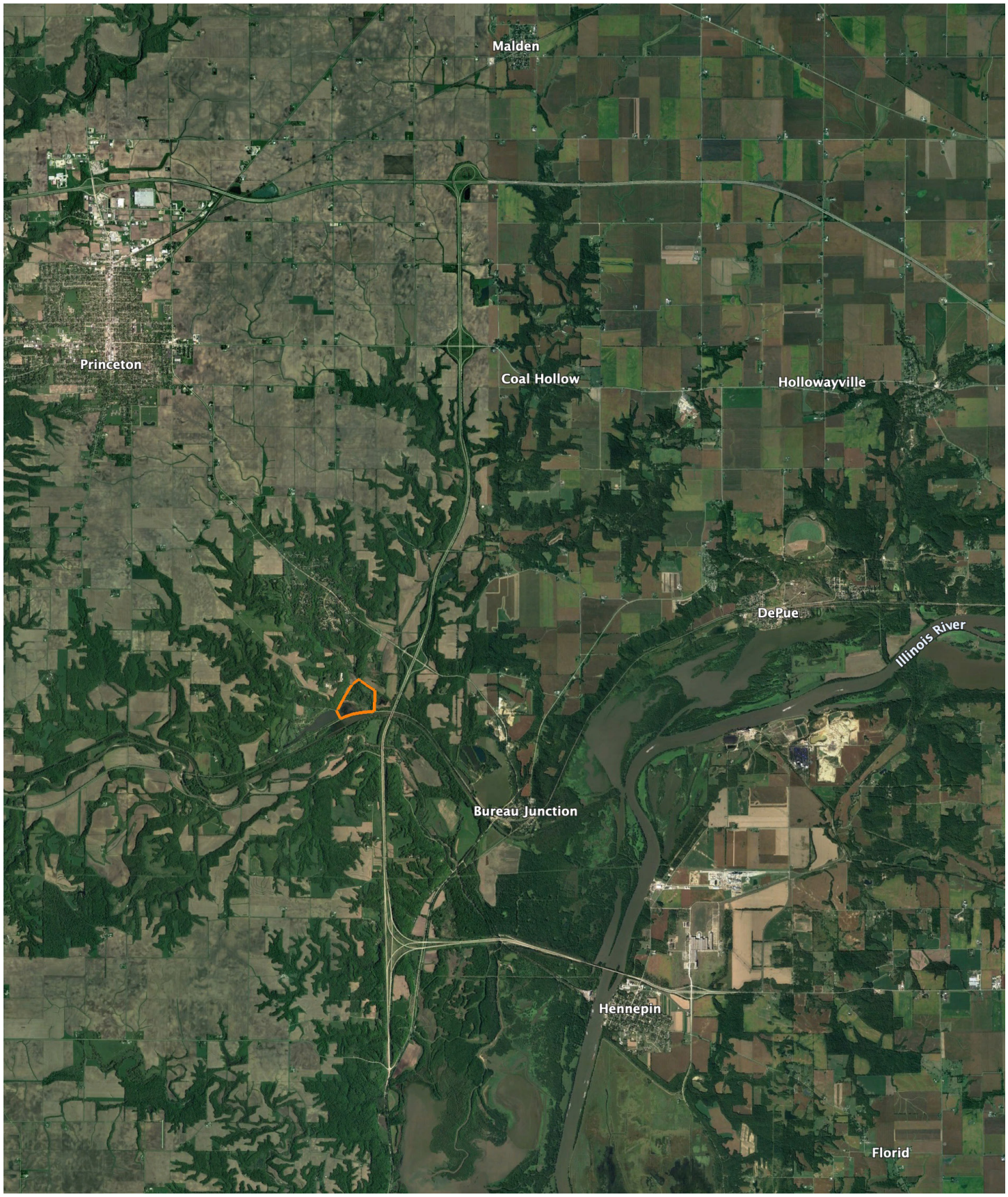
N W E S

1/25/2023

1-15N-9E
Bureau County
Illinois

map center:41° 18' 34.79, -89° 24' 23.9

OVERVIEW MAP



AGENT CONTACT

Jason Heller is a hard-working agent with not only a passion for land, yet also hunting and farming. A lover of all things outdoors, he enjoys meeting new people and helping them meet their land real estate goals. Jason started bowhunting whitetails when he was 12 years old and instantly fell in love with it. As years went by, he became more interested in managing the family farm to produce quality deer, completing all forms of habitat projects including timber stand improvement, prescribed burns, tree planting, and planting food plots. These experiences gave him a unique perspective on what works, what doesn't, and what can be done to improve a property to increase its value.

Born and raised in JoDaviess County, Illinois, Jason attended school in the village of Warren. His professional background includes that of agricultural banking, specifically, underwriting farm loans. This has provided him with the insight pertaining to government programs, FSA loans, and real estate financing. Between his professional experience and his land management background, Jason's knowledge helps buyers purchase the hunting property of their dreams, expand their farming operation, or invest in income-producing land real estate. Likewise, sellers benefit from his vast knowledge by achieving maximum value for their land.

Jason is a member of the National Deer Association and, in his spare time, enjoys hanging out with friends and family, including fiancé Amber, as well as fishing and golfing.



JASON HELLER, LAND AGENT
815.745.4365
JHeller@MidwestLandGroup.com

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