

MIDWEST LAND GROUP PRESENTS

53 ACRES IN

WHITESIDE COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT RECREATIONAL TRACT IN A CONVENIENT LOCATION

Awesome hunting and recreation right next to the city of Fulton! Proven producer for waterfowl and whitetails with hard road access. A small creek intersects the farm providing all year water source even in the driest of years. Ag fields surround this tract so food is abundant along with cover with a great stand of trees. While walking the property, there are many signs of whitetails and turkeys and

some great spots for stands as the creek and slough provide a natural funnel. This site would be an excellent place to hunt with accommodations just a block away. Come take a look and get ready for fall hunting. If you are looking for a great getaway spot to hunt but also have the convenience of town, look no further!



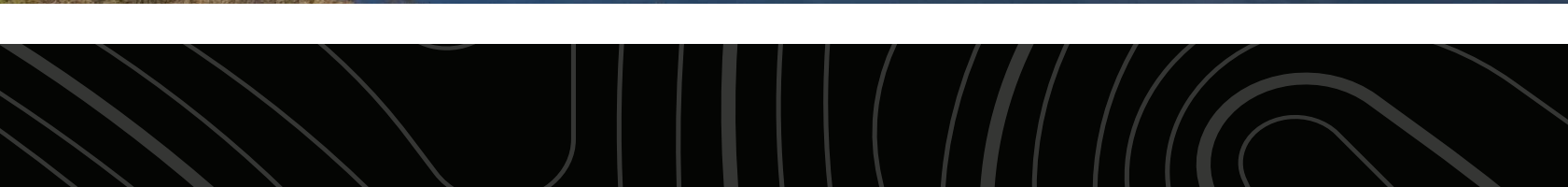
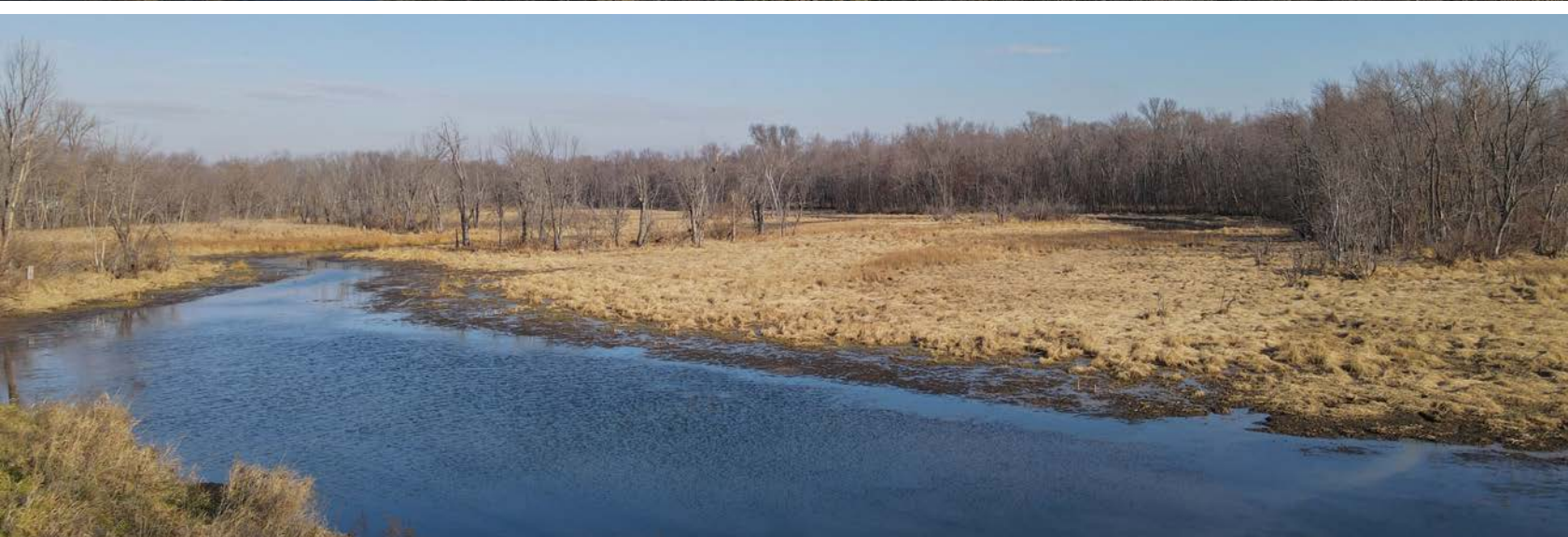
PROPERTY FEATURES

PRICE: **\$227,900** | COUNTY: **WHITESIDE** | STATE: **ILLINOIS** | ACRES: **53**

- Natural slough
- Great deer sign
- Blocks from Fulton
- Waterfowl paradise
- Hard road frontage
- Quiet setting
- Small man-made pond
- ATV riding
- Great funnels for stand placement
- Lodging nearby



53 +/- ACRES



HARD ROAD FRONTAGE



BLOCKS FROM FULTON



WATERFOWL PARADISE



SMALL MAN-MADE POND



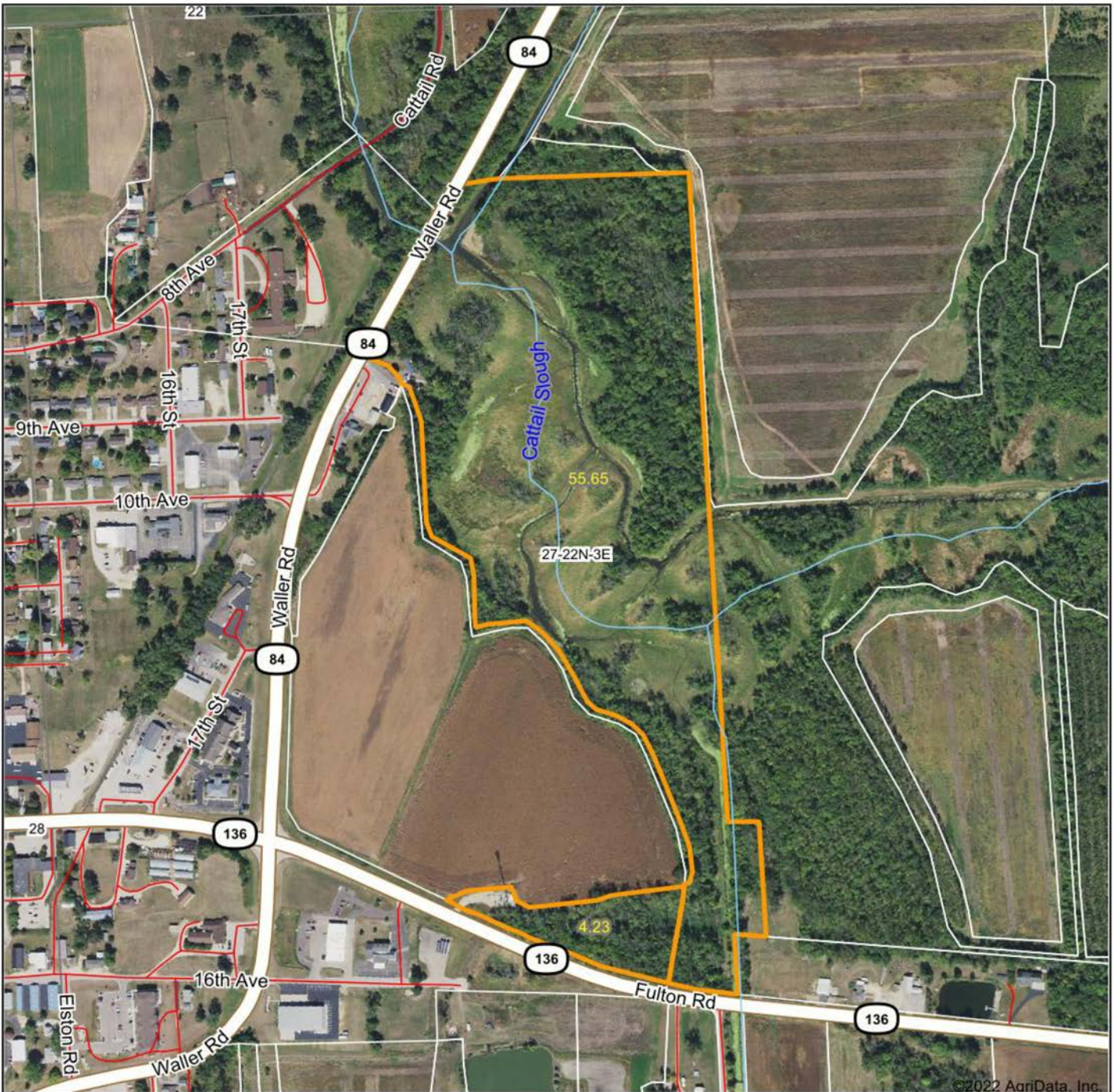
COVER



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 41° 51' 59.62, -90° 8' 35.48



27-22N-3E
Whiteside County
Illinois



11/11/2022



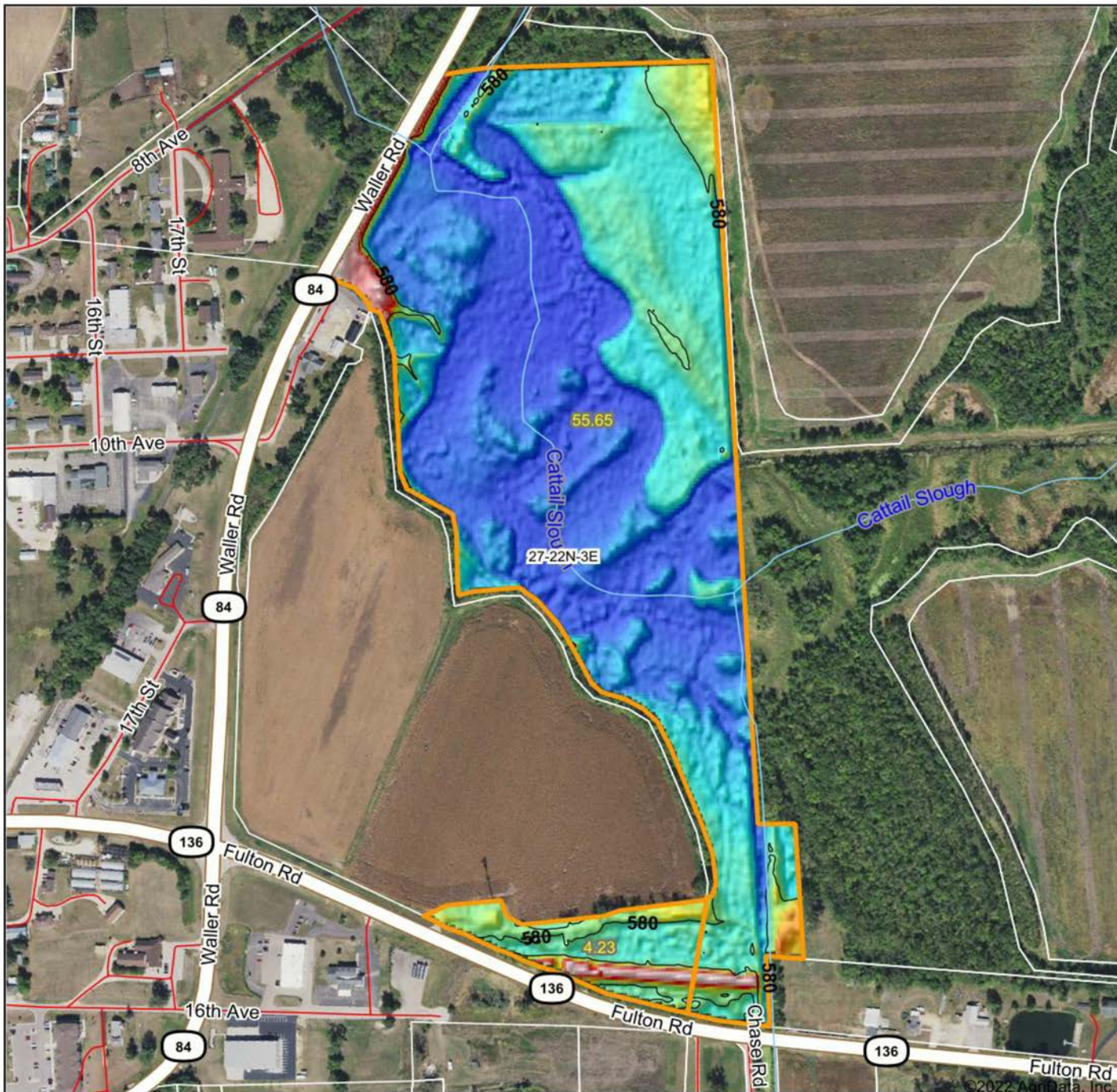
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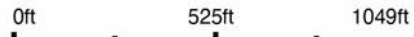
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Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 574.5
 Max: 589.9
 Range: 15.4
 Average: 577.5
 Standard Deviation: 2.59 ft



11/11/2022

27-22N-3E
Whiteside County
Illinois

map center: 41° 51' 59.62, -90° 8' 35.48



Maps Provided By

surety
 CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008

OVERVIEW MAP



AGENT CONTACT

Jason Heller is a dedicated, hard-working land agent who possesses a deep passion for land, hunting, and agriculture. Jason's journey into the world of hunting began at the age of 12 when he started bowhunting whitetails 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 from timber stand improvement to prescribed burns. 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 on a farm in rural Jo Daviess County, Illinois, Jason earned a degree in agricultural business from the University of Wisconsin Platteville. His professional background includes agricultural banking, which has provided him with first-hand knowledge of real estate financing including the utilization of government programs and FSA loans. Combining his professional expertise with his land management background, Jason is well-equipped to guide buyers in acquiring their dream hunting property, expanding their farming operation, or investing in income-generating land real estate. Sellers also benefit from his extensive knowledge, as he assists them in maximizing the value of their land during the selling process.

In his spare time, Jason enjoys spending time with his wife Amber and their two dogs, Jaxx and Ace. When he's not spending quality time with his family and friends, you'll likely find Jason playing a round of golf or bass fishing. If you're in the market for farmland, recreational, or investment properties in Illinois or Wisconsin, be sure to give Jason a call.



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