

MIDWEST LAND GROUP PRESENTS

40.4 ACRES IN

CARROLL COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC HOME ON ACREAGE IN CARROLL COUNTY

If you've been looking for your own 40.4 +/- acre property in the hills of northwest Illinois, look no further. This property has it all including wooded acres, tillable acres, a spring-fed pond, a ranch home, and much more! Located in the rolling hills of northern Carroll County in beautiful northwest Illinois, you'll find this 40.4 +/- acre paradise. Turning off of Elizabeth Road onto the blacktop driveway, you'll first come to the 3,150 +/- square foot ranch home and 25'x 45' workshop. The home is complete with 3 bedrooms and 2 bathrooms including a finished basement and two stall attached garage. The upstairs of the home features a large living area, kitchen, and attached dining room, as well as 3 bedrooms, 1 full bath, and an office space. Downstairs, you'll find another kitchen, a living area with a wood fireplace, and a second bathroom. The downstairs leads out to an attached two-stall garage with plenty of room for storage and/or workspace. The garage also features a working wood stove to heat the area. Next to the house, you'll find a well-maintained 25'x45' workshop complete with a wood smoker, plenty of space for storage, and room to work on equipment or projects. Behind the workshop, you'll notice a 25'x25' foot concrete pad hosting a 2020 25' Forest River Flagstaff Super Lite camper. This is included with the property and makes a fantastic space to camp during the summer with excellent sunset views over the pond! Speaking of the pond, the next thing you can't help but notice is the beautiful 1/2 acre spring-fed pond located at the bottom of the hill. This pond is stocked with bass and comes complete with a Jon boat, aerator, and fish shack with electricity. Also located near the pond is a 30'x 50' three-sided pole shed, perfect for keeping machinery and

equipment out of the elements. Moving onto the land, you'll find 40.4 +/- acres of classic northwest Illinois countryside. 12 +/- acres of the property are made up of tillable acres and are currently verbally leased to a local farmer on a year-to-year basis for \$1,800. The timber on the property has been selectively cut in recent years, however, some marketable timber remains. Walking through the property you'll notice a large amount of young black walnut trees which will likely provide significant timber value once mature. For the hunter, the whitetail and turkey hunting on the property are fantastic. Both species have high densities in the area and the property provides an excellent mix of open fields, hardwood timber, thickets, and rolling terrain perfect for hunting. For the whitetail enthusiast, the property is a blank slate to transform and design the whitetail hunting paradise you've dreamed about. The tillable acres have the potential to be converted to food plots or bedding cover to further enhance the hunting on the property. The timbered acres already provide a good balance of bedding cover and mature timber. The selective cuts that have taken place in several spots have opened up the canopy and provided optimal bedding habitat that will continue to improve as years pass. In addition, the mature oak trees scattered throughout the property provide an easy food source for whitetails in the fall and the rolling terrain creates numerous pinch points and funnels. Whether you are looking to move to a private and secluded setting in the country, want a weekend getaway, or a property with recreational opportunities, don't miss this property! For more information or to schedule a private showing, contact Jason Heller at (815) 745-4365.

PROPERTY FEATURES

PRICE: **\$494,900** | COUNTY: **CARROLL** | STATE: **ILLINOIS** | ACRES: **40.4**

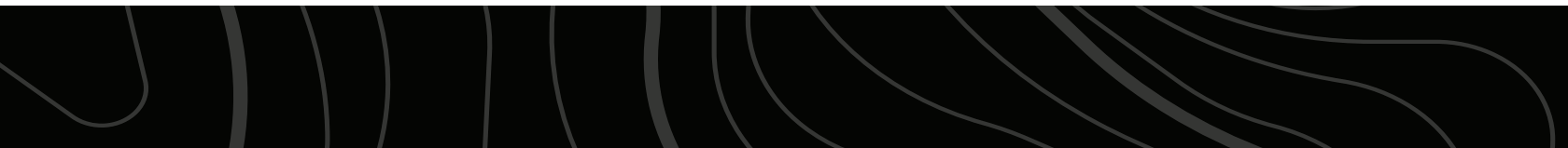
- 12 +/- tillable acres
- 3,150 sq. ft. ranch home
- 3 bed, 2 bath
- 25'x 40' workshop
- 30'x 50' pole shed
- 2020 Forest River 25' camper
- 1/2 acre spring-fed pond with aerator and fish shack
- Excellent whitetail hunting
- Trail system throughout property
- 2022 taxes totaled \$3,647
- 1 hour from Dubuque, IA
- 1 hour, 20 minutes from Quad Cities
- 1 hour, 20 minutes from Rockford, IL
- 2 hours from Chicago suburbs



3,150 SQ. FT. RANCH HOME



25'X40' WORKSHOP



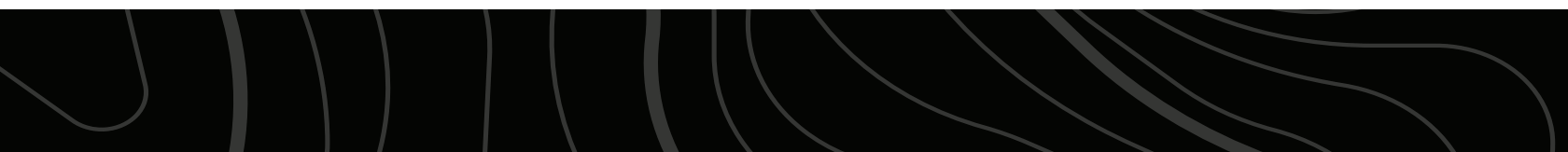
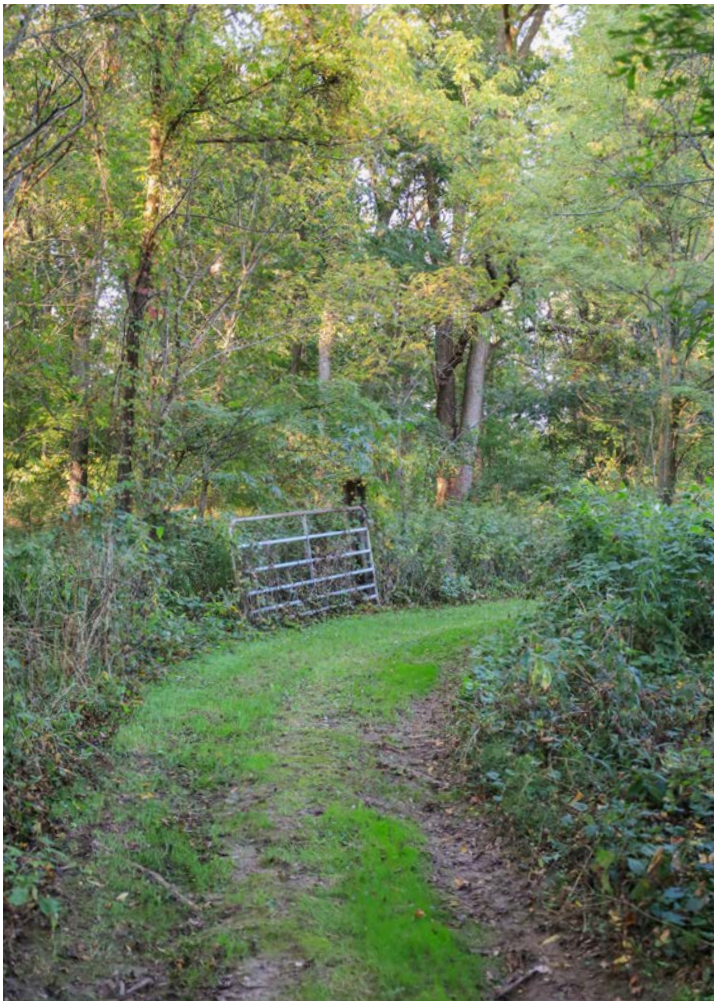
1/2 ACRE SPRING-FED POND



40.4 +/- ACRES



TRAIL SYSTEM THROUGHOUT

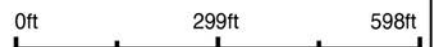


AERIAL MAP



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Boundary Center: 42° 10' 35.95, -90° 4' 37.21



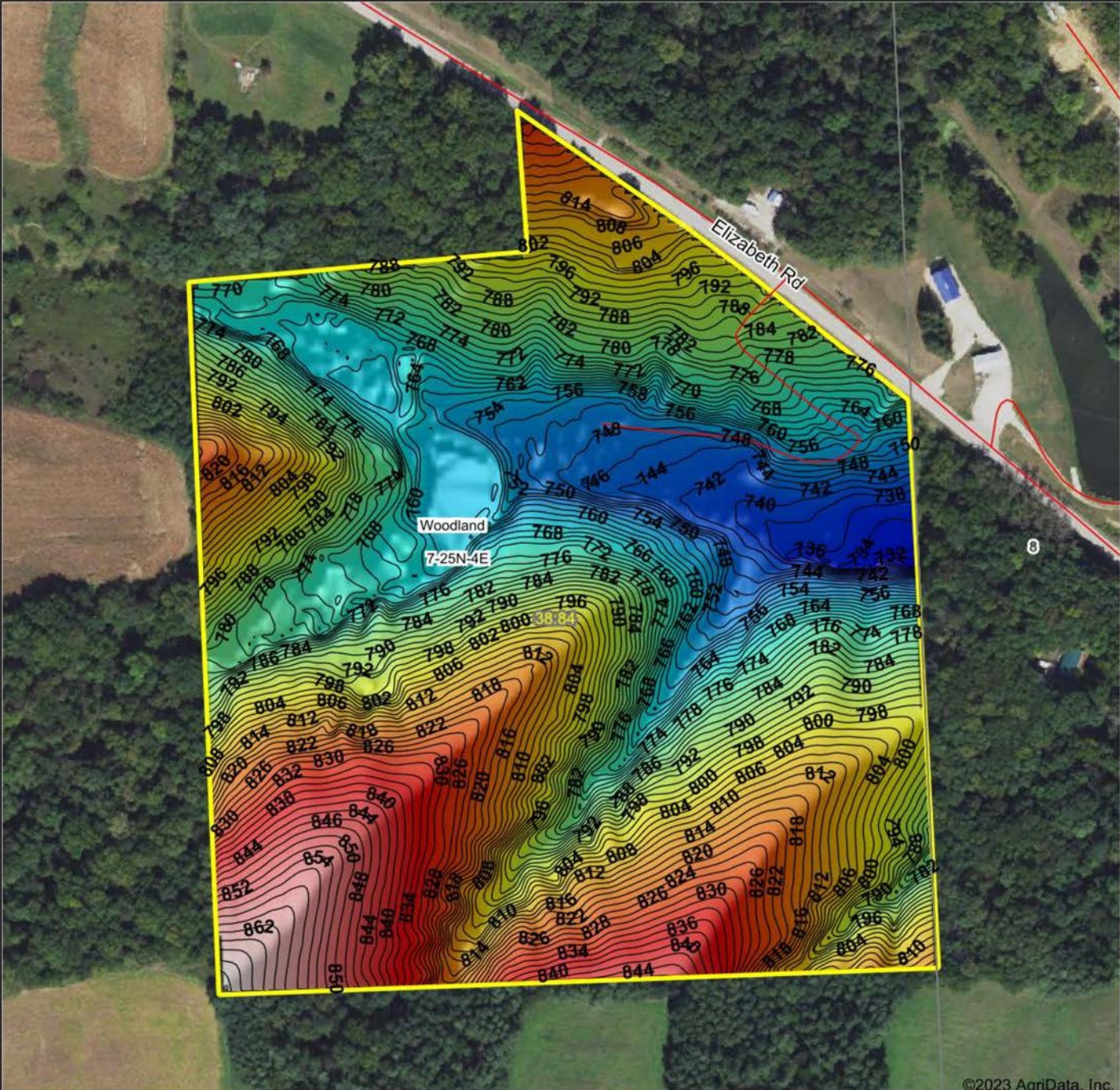
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7-25N-4E
Carroll County
Illinois

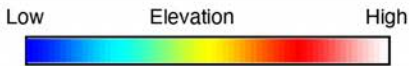


8/19/2023

HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 729.5
 Max: 871.4
 Range: 141.9
 Average: 791.8
 Standard Deviation: 29.69 ft

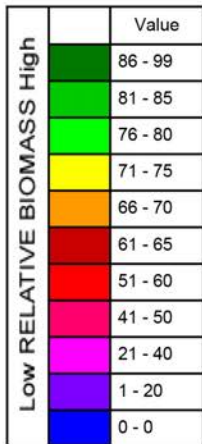
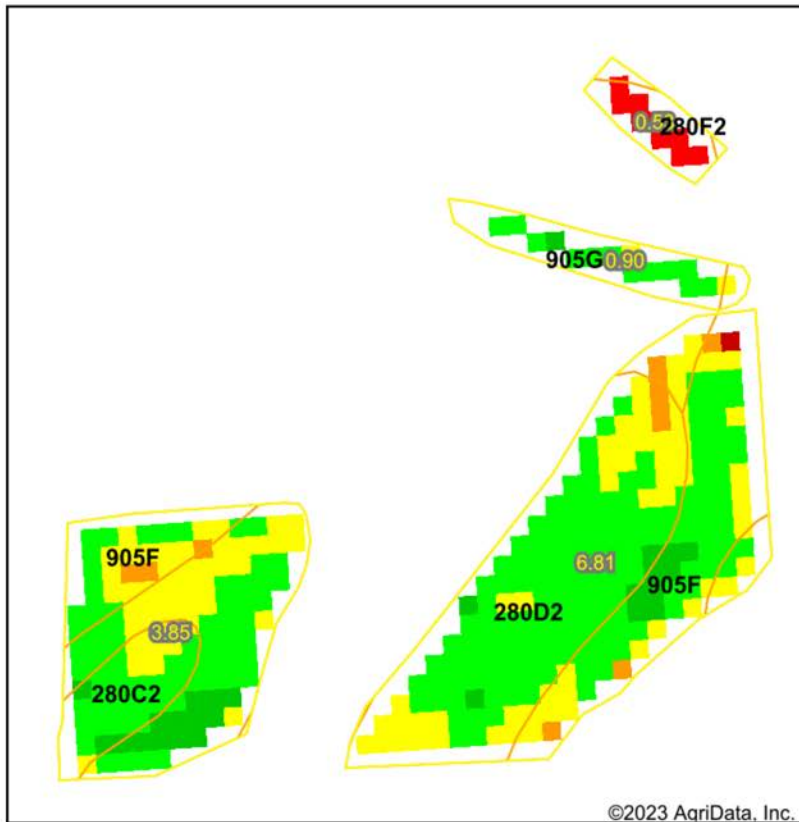


8/19/2023

7-25N-4E
Carroll County
Illinois

Boundary Center: 42° 10' 35.95, -90° 4' 37.21

MAX NDVI WITH SOILS MAP



State: **Illinois**
 County: **Carroll**
 Location: **7-25N-4E**
 Township: **Woodland**
 Acres: **12.09**
 Date: **9/22/2023**

Crop:
 Grassland/Pasture - 33%
 Alfalfa - 18%

*USDA CropScape



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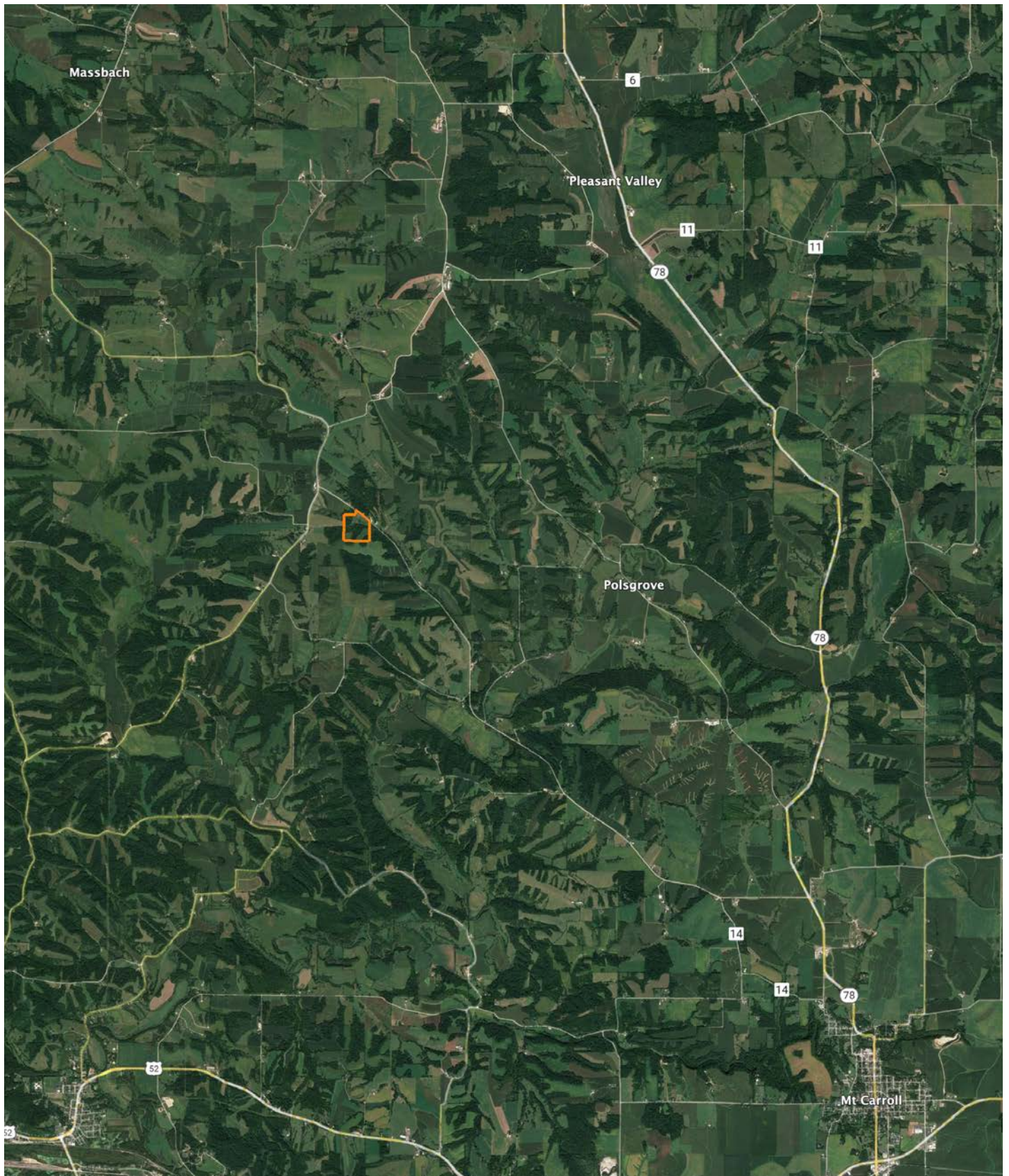


Soils data provided by USDA and NRCS.

Area Symbol: IL015, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2022
**280D2	Fayette silt loam, 10 to 18 percent slopes, moderately eroded	6.45	53.3%	Well drained	**109	76.8
**905F	Newglarus-Lamoille silt loams, silurian landscape, 18 to 35 percent slopes	3.23	26.7%	Well drained	**70	76.1
**905G	Newglarus-Lamoille silt loams, silurian landscape, 35 to 60 percent slopes	1.11	9.2%	Well drained	**47	76.6
**280C2	Fayette silt loam, 5 to 10 percent slopes, moderately eroded	0.83	6.9%	Well drained	**113	76.1
**280F2	Fayette silt loam, 18 to 35 percent slopes, moderately eroded	0.47	3.9%	Well drained	**81	56.3
Weighted Average						92.1

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

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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