

MIDWEST LAND GROUP PRESENTS



76.6 ACRES
STEPHENSON COUNTY, IL

000 Cabin Road, Lena, IL, 61048



MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE RECREATIONAL ACRES IN STEPHENSON COUNTY

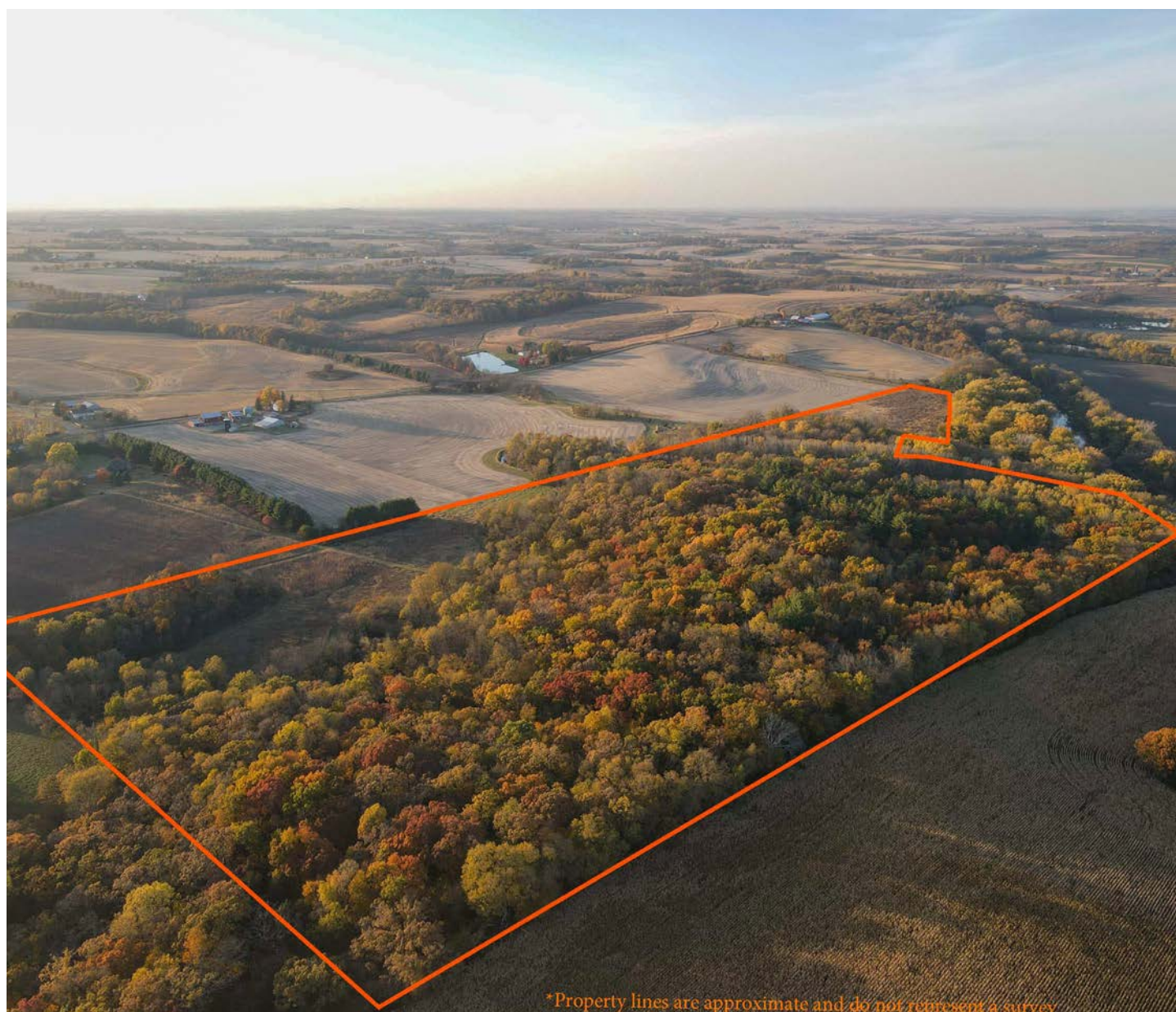
Here's an opportunity for you to own a fantastic recreational parcel in Stephenson County, Illinois. This property has a long list of features to suite a variety of buyers. Whether you're looking for a property that has the potential to produce trophy-class whitetails year after year or a spot to recreate with your family, this property has it! Situated in central Stephenson County, this property is comprised of 76.6 +/- total acres. Of that, approximately 15 acres are enrolled in the Conservation Reserve Program (CRP), with the balance of the acreage being timber. In total, the CRP acreage is paying approximately \$3,000 +/- annually and is enrolled in several contracts with the soonest expiring in 2025 and the latest in 2030. The property is comprised of gently rolling topography from north to south. Hardwood timber is present throughout the majority of the timbered acres. This will provide a source of future revenue for the property and a natural food source for wildlife with numerous oak trees present. A fantastic and well-maintained trail system is present throughout the property allowing you ease of access to every corner of it. Additionally, the property has Pecatonica River frontage and has a year-round stream flowing through from south to north. For someone looking for a hunting property to grow and hold mature whitetails, this property checks a lot of boxes. To start with the property is one of the largest timbers in the immediate area and surrounded by large ag fields, making it a destination for

bedding and cover. The CRP on the property enhances that by providing additional thermal cover for even more bedding habitat. The future landowner will also have the ability to design food plots to their liking upon expiration of the CRP contracts. Water is also key and this property has an abundance of it with the stream flowing through it and Pecatonica River frontage. Deer sign is in abundance on the property with rubs, scrapes, trails, and beds scattered throughout the acreage. On the other hand, if you're in the market to purchase a property to camp on, ride ATVs, or just enjoy the great outdoors, this property would be a great fit. Numerous areas could be used to set up a camping spot. In addition, the Pecatonica River frontage provides additional opportunities to fish or just enjoy the outdoors. The trail system would provide endless enjoyment for ATV riding as well. Access to the property is provided off Cabin Road on the north. Sellers do have a signed agreement from a neighbor to provide access off of AYP Road to the west. This would provide better access to the southern portion of the property. The buyer would have the option to purchase this access acreage if desired. Contact the listing agent for additional details regarding this. If you are searching for a fantastic hunting property to call your own or just a place to get out and enjoy the outdoors, this is definitely a piece you'll want to check out! For a private showing, contact Jason Heller at (815) 858-4403.

PROPERTY FEATURES

PRICE: **\$497,900** | COUNTY: **STEPHENSON** | STATE: **ILLINOIS** | ACRES: **76.6**

- Great whitetail hunting
- Numerous travel corridors for perfect stand locations
- Rubs & scrapes throughout
- Bedding cover
- Well-maintained trail system
- Pecatonica River access
- Creek flowing through the majority of the property
- Hardwood timber
- 15 CRP acres (\$3,000 +/- total annual income)
- 61 timber acres
- Taxes totaled \$1,333 in 2022
- 15 minutes from Freeport, IL
- 45 minutes from Rockford, IL
- 1.5 hours from Chicago, IL suburbs



*Property lines are approximate and do not represent a survey

76.6 +/- ACRES

Situated in central Stephenson County, this property is comprised of 76.6 +/- total acres. Of that, approximately 15 acres are enrolled in the Conservation Reserve Program (CRP), with the balance of the acreage being timber.



WELL-MAINTAINED TRAIL SYSTEM

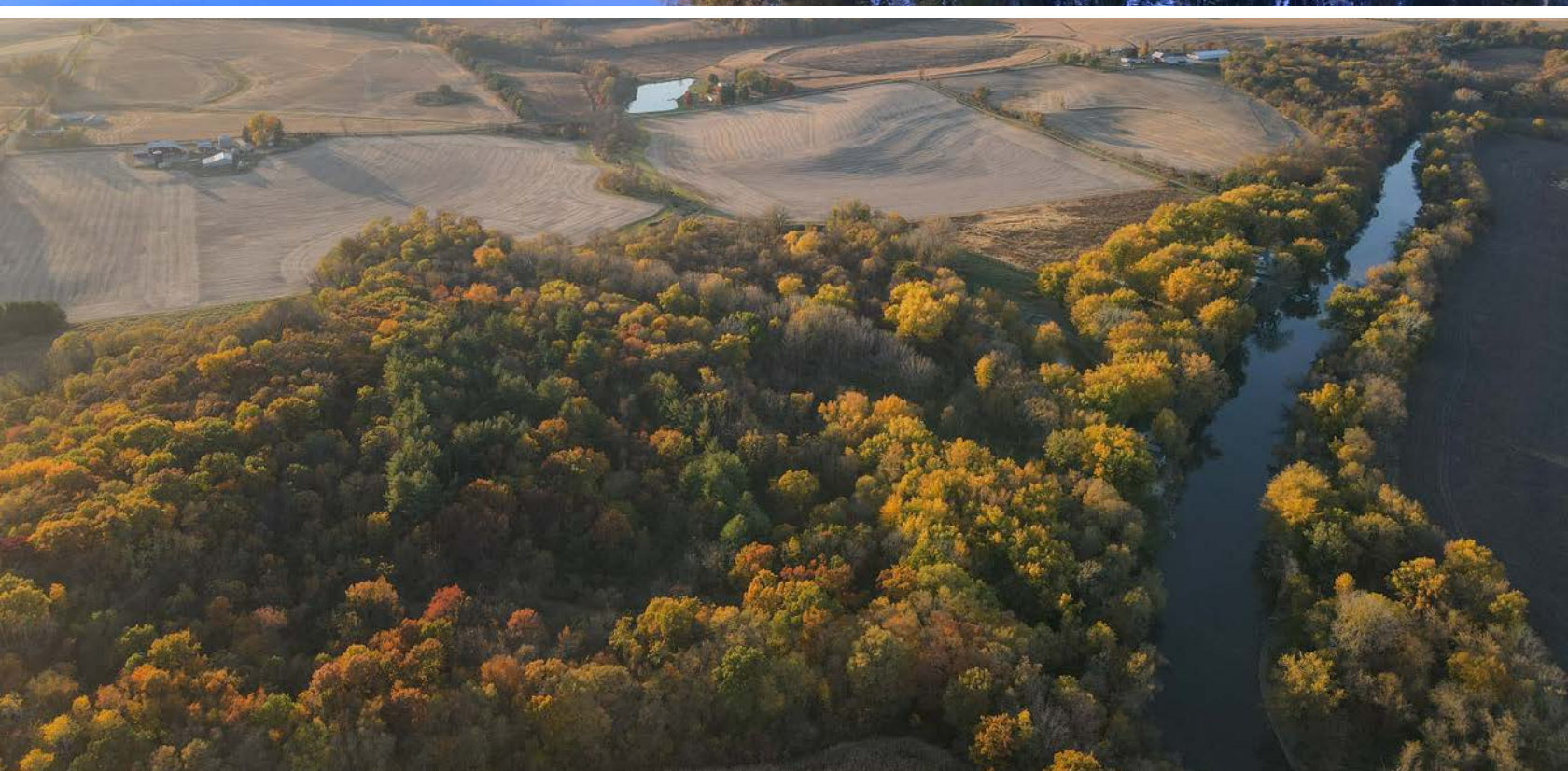
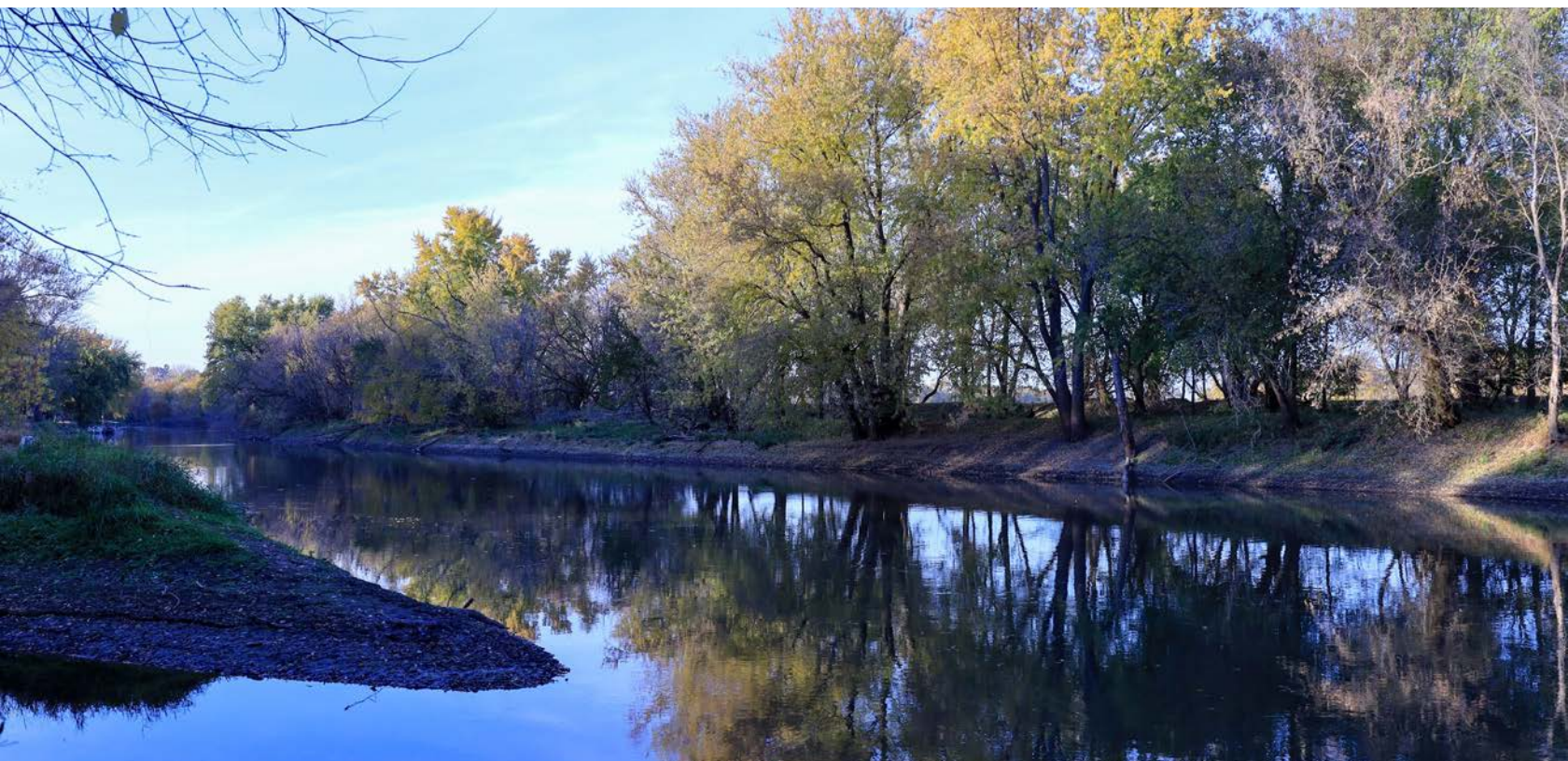


GREAT WHITETAIL HUNTING

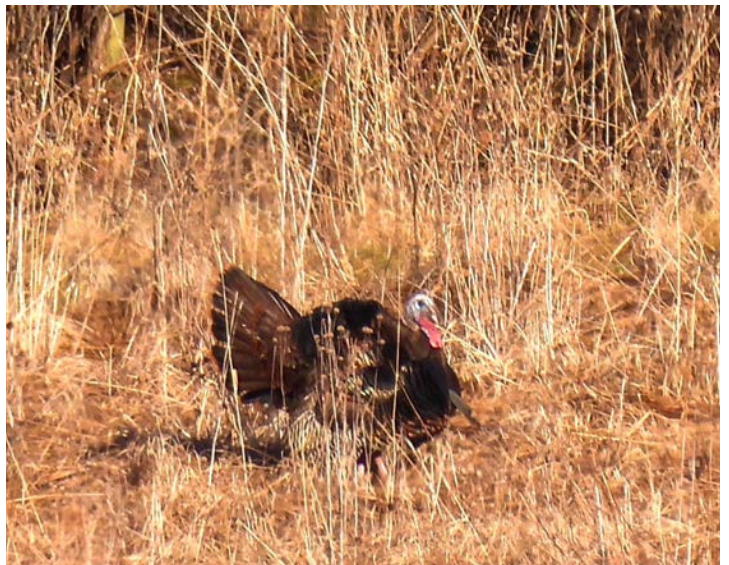


PECATONICA RIVER

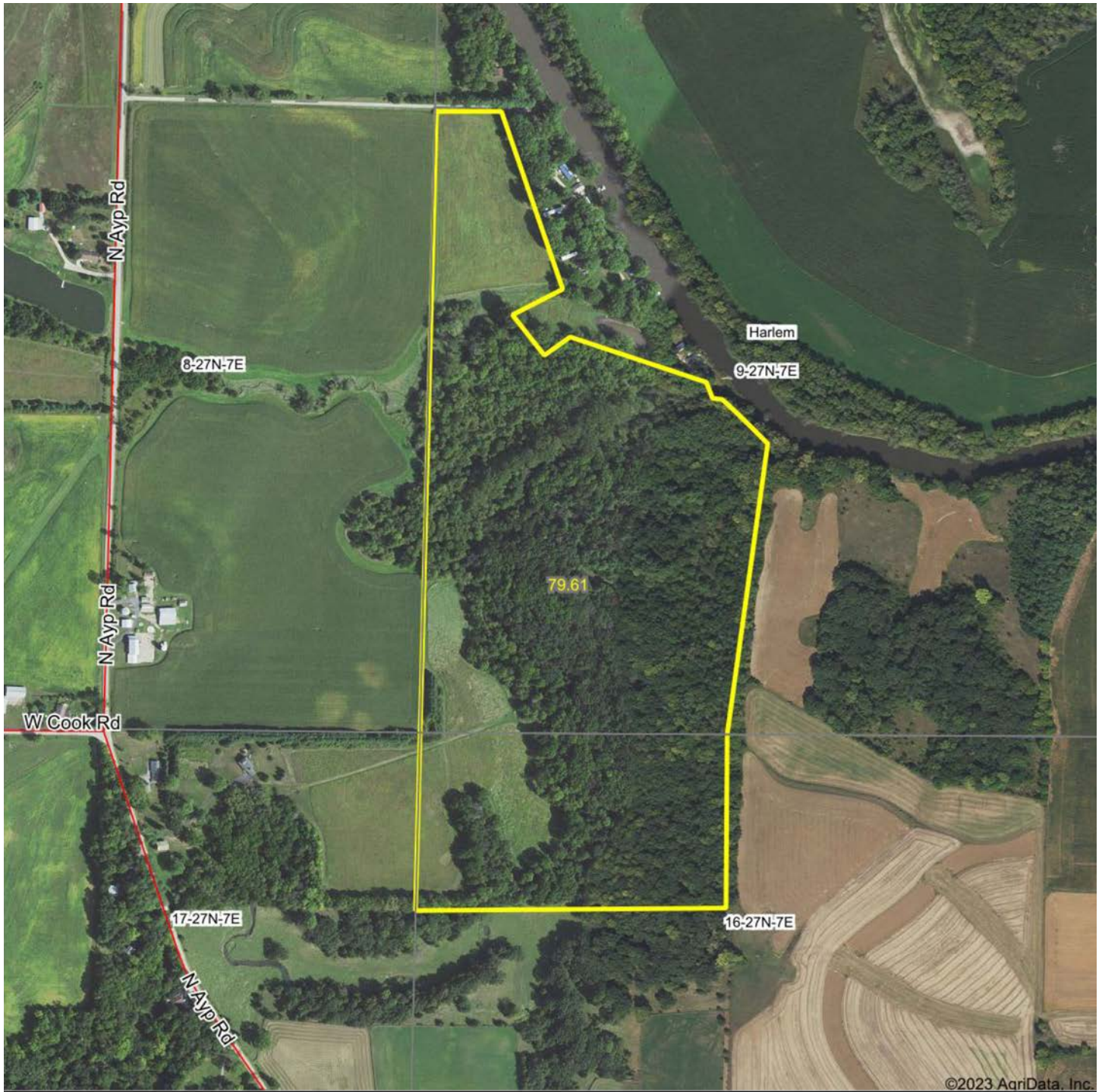
The property has Pecatonica River frontage and has a year-round stream flowing through from south to north.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 42° 20' 46.75, -89° 42' 27.38



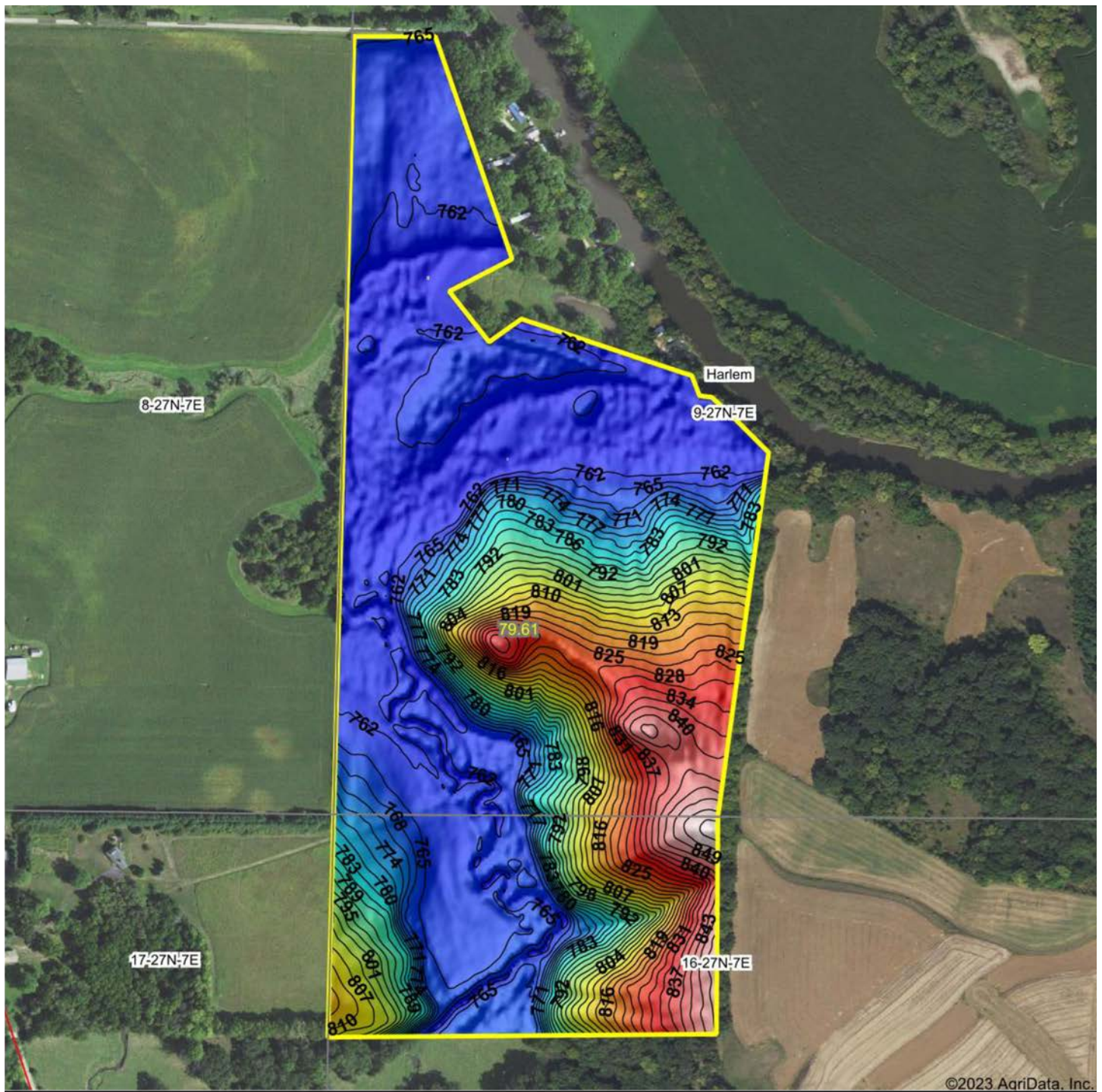
Maps Provided By:
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9-27N-7E
Stephenson County
Illinois

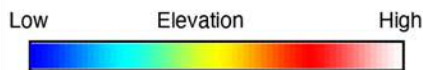


12/4/2023

TOPOGRAPHY MAP



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 759.7
 Max: 856.6
 Range: 96.9
 Average: 783.2
 Standard Deviation: 27 ft

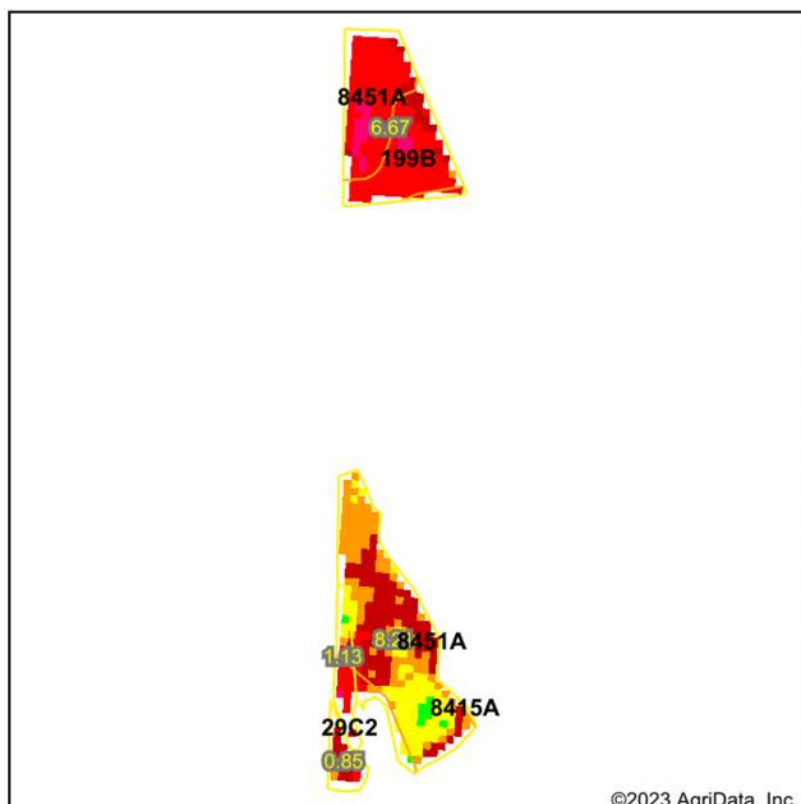


12/4/2023

9-27N-7E
Stephenson County
Illinois

Boundary Center: 42° 20' 46.75, -89° 42' 27.38

SOILS MAP



Low RELATIVE BIOMASS High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow-Green	71 - 75
Yellow	66 - 70
Orange	61 - 65
Red-Orange	51 - 60
Red	41 - 50
Pink	21 - 40
Purple	1 - 20
Blue	0 - 0

State: **Illinois**
 County: **Stephenson**
 Location: **9-27N-7E**
 Township: **Harlem**
 Acres: **16.86**
 Date: **12/4/2023**

Crop:



Maps Provided By:



Soils data provided by USDA and NRCS.

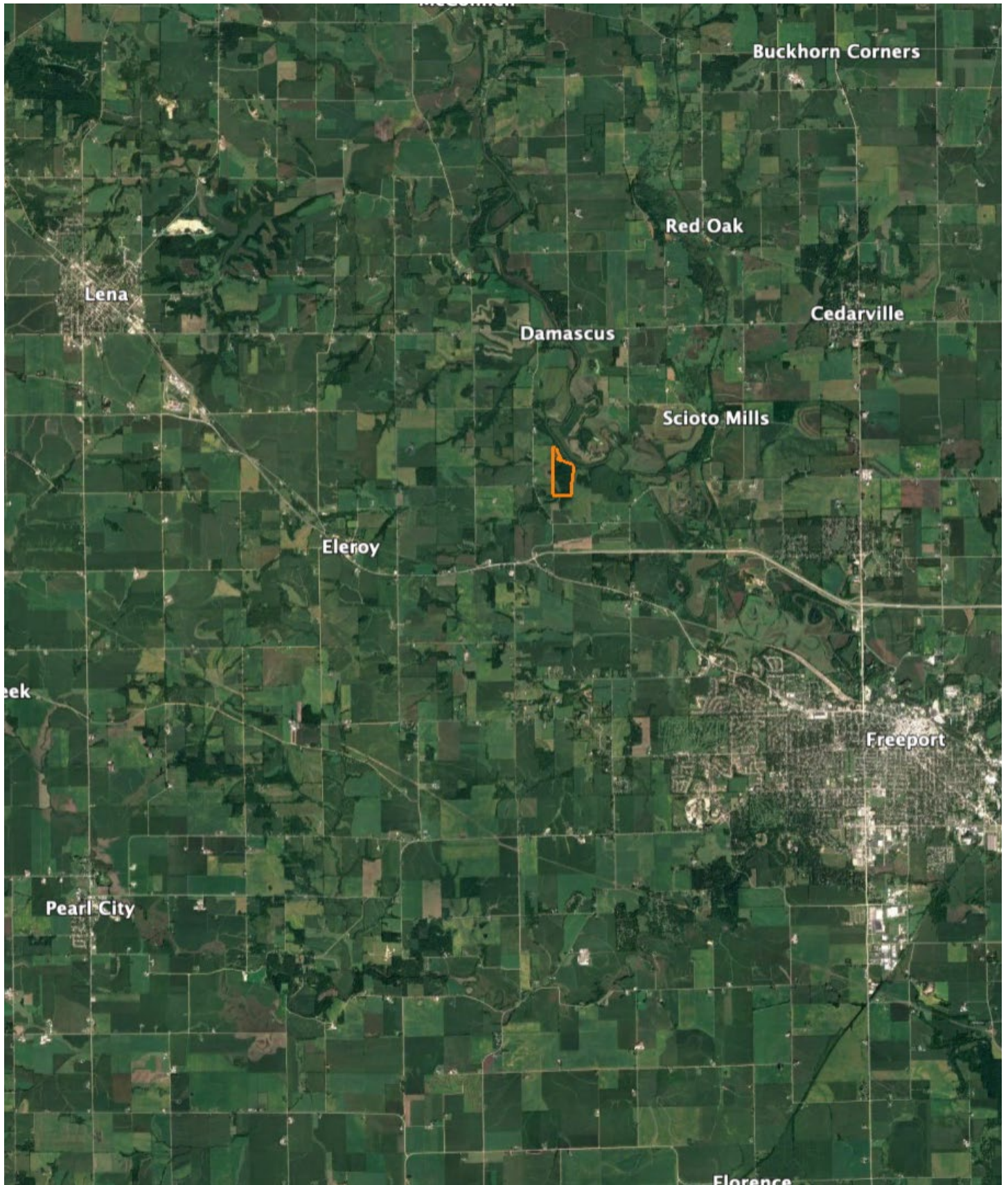
Area Symbol: IL177, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2023
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	11.79	69.9%	Somewhat poorly drained	140	63.7
**199B	Plano silt loam, 2 to 5 percent slopes	3.05	18.1%	Well drained	**141	55.7
**29C2	Dubuque silt loam, 5 to 10 percent slopes, moderately eroded	2.02	12.0%	Well drained	**85	61
Weighted Average					133.6	

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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.



JASON HELLER, LAND AGENT
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