

MIDWEST LAND GROUP PRESENTS

96 ACRES IN

---

# BUREAU COUNTY ILLINOIS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE PERFECT GETAWAY FARM WITH INCOME

---

Midwest Land Group is proud to present this slice of rural paradise in Tiskilwa, Illinois. Nestled on 96 +/- acres of breathtaking land, this charming farm boasts a quaint 4 bedroom, 3 bathroom farmhouse surrounded by the serenity of nature. With multiple outbuildings, including one equipped with concrete, water, and heat it is the perfect hobby shop to help provide a space to tackle your projects comfortably, no matter the season. Nature enthusiasts will delight in the abundant signs of wildlife and the tranquil creek that meanders along the northwest part of the property. For hunting enthusiasts,

strategically placed tree stands promise success during the whitetail season. Whether you dream of creating your own homestead or envision a charming bed and breakfast retreat, this property offers the perfect canvas. Don't miss out on the chance to immerse yourself in the beauty of mature timber, natural pollinator fields, and rolling topography – seize the opportunity to make this stunning acreage yours today! Farms like this don't come to the market often. If you have any questions, would like more information, or want to schedule a private showing, please contact Drew Kissel at (779) 775-8679





# PROPERTY FEATURES

PRICE: **\$975,000** | COUNTY: **BUREAU** | STATE: **ILLINOIS** | ACRES: **96**

---

- Outstanding sign of wildlife
- Abundant funnels and pinch points
- Income-producing tillable ground
- Hard road frontage
- Quiet setting
- CRP income
- ATV riding
- Minutes from Thunderbird Lake
- History of big deer in the area
- Standby whole home generator
- Great funnels for stand placement
- Outbuilding with concrete and heat
- 56 minutes from Peoria, IL
- 2.5 hours from Chicago, IL
- 1.5 hours from Davenport, IA





# 4 BED, 3 BATH HOME

---





# OUTBUILDING WITH CONCRETE AND HEAT

---



# INCOME-PRODUCING TILLABLE GROUND

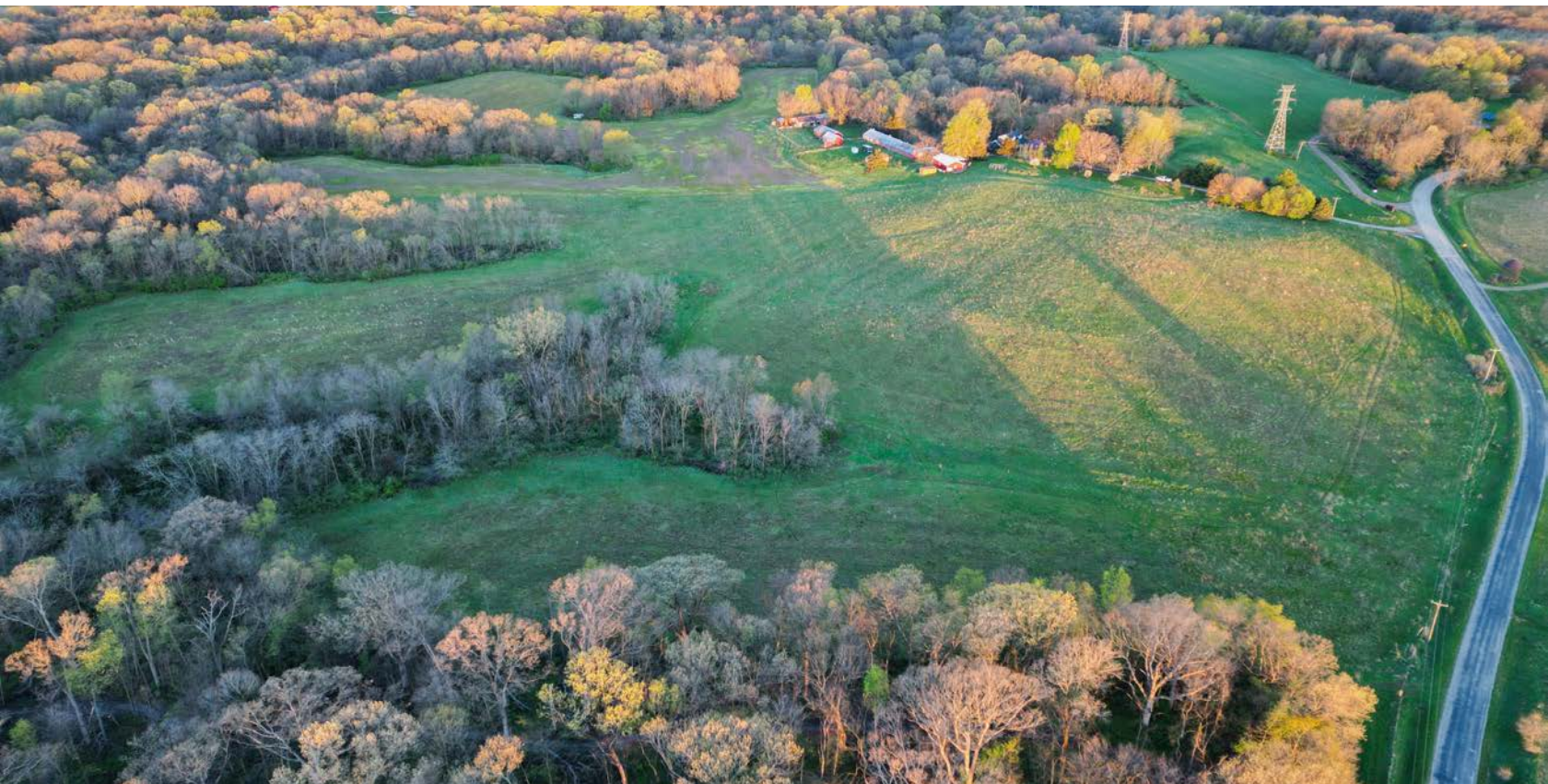
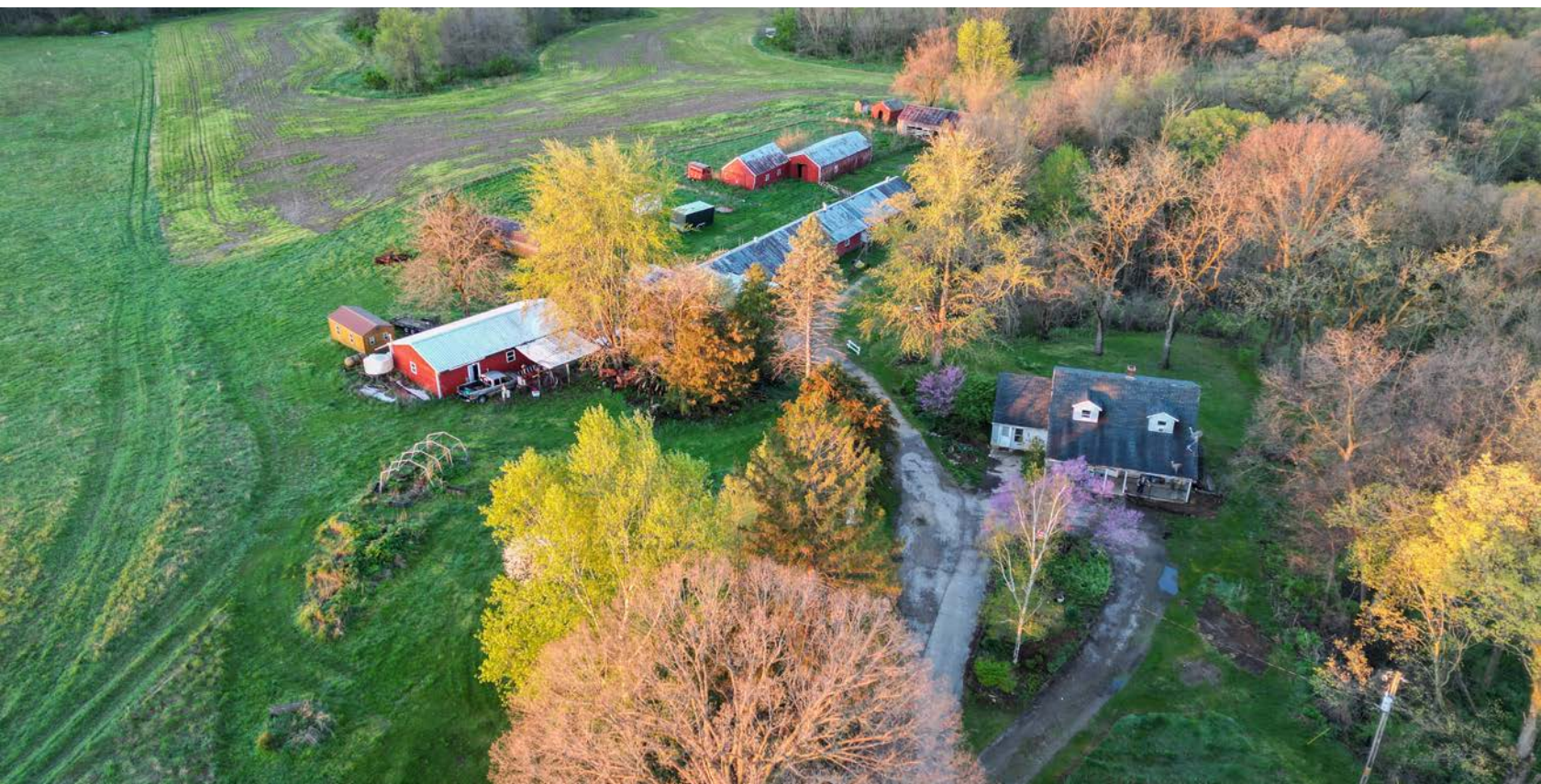
---





96 +/- ACRES

---





# ADDITIONAL PHOTOS





# AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 41° 16' 30.25, -89° 29' 7.07



**20-15N-9E**  
**Bureau County**  
**Illinois**



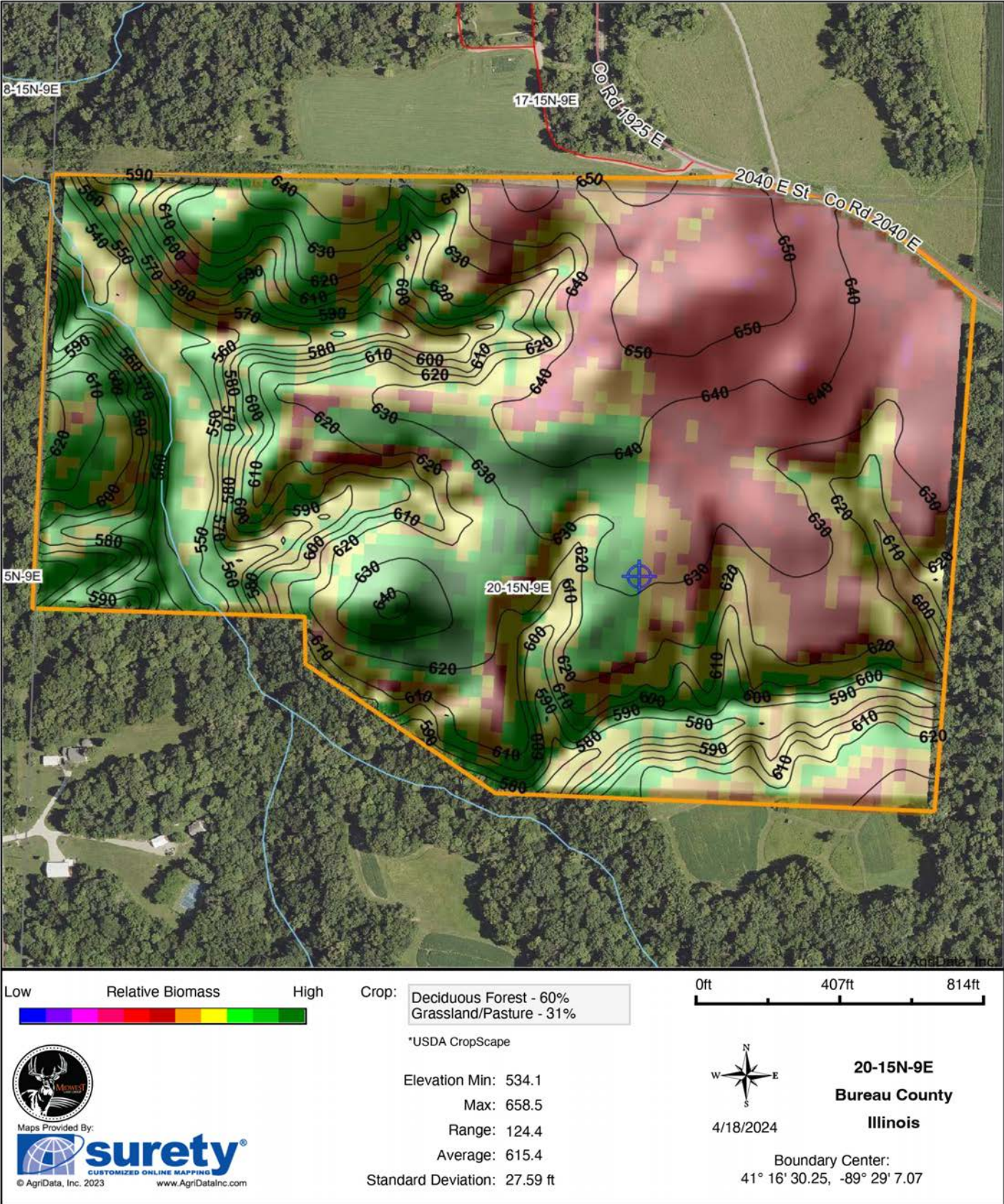
4/18/2024



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)



# HILLSHADE MAP





# MAX NDVI WITH SOIL MAP

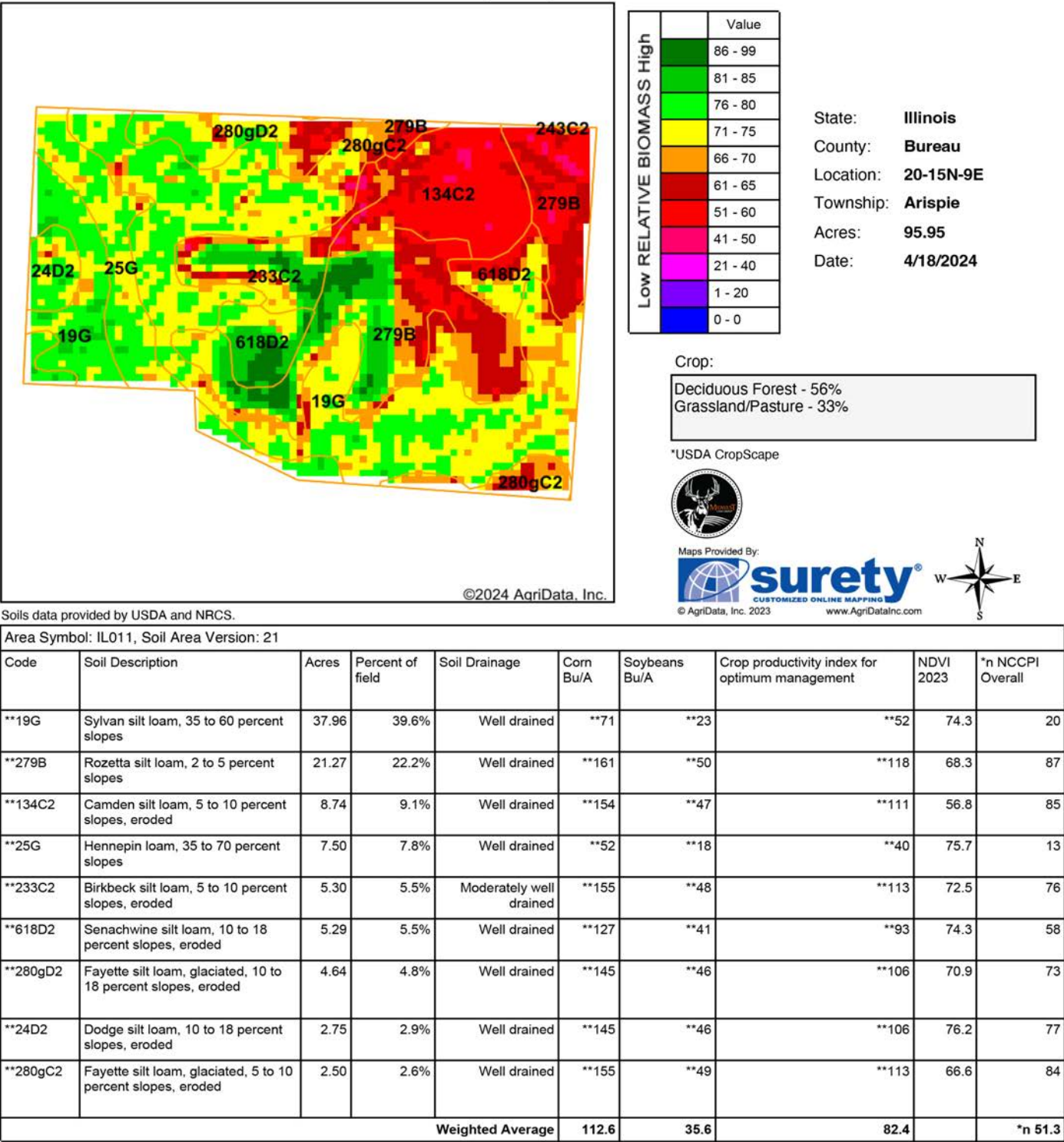


Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

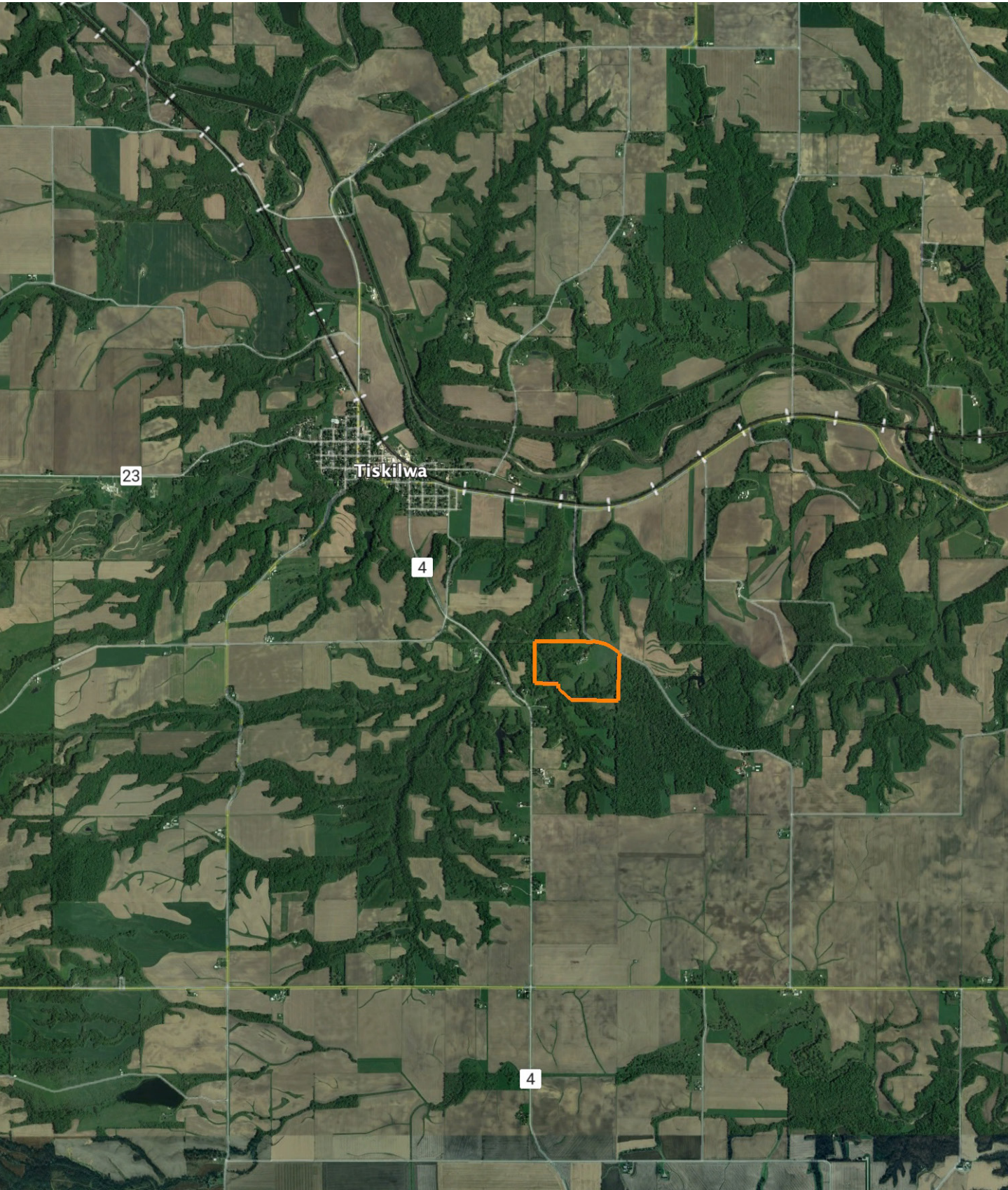
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"



# OVERVIEW MAP





# AGENT CONTACT

Drew Kissel is the type who excels at identifying hidden value and seeing things from multiple perspectives. His talent for building relationships ensures a rewarding and stress-free experience for his clients. They choose to work with Drew because he is more than just a land agent; he is a trusted friend who is always available to provide assistance and support.

Born in Elgin, Illinois, Drew graduated from Burlington Central High School and later attended Elgin Community College, where he studied Fire Science. He served as a firefighter/EMT for several years and was nominated, along with his crew, for Provena Saint Joseph's Hospital's Call of the Year. Drew's diverse background also includes working as a sales manager at Hopkins Ford of Elgin and managing his family's landscape design and installation business.

With extensive knowledge of grading, drainage, plant and tree species, groundskeeping, and animal habitats, Drew's passion for land and desire to preserve it make him a perfect fit for the Midwest Land Group.

When not hard at work, Drew, a resident of Sycamore, Illinois, can often be found engaging in a variety of outdoor activities, such as Western big game hunting, whitetail or waterfowl hunting, bass fishing, cooking, barbecuing, or golfing. A devoted family man, he enjoys being active in his church and spending time with his wife Olevia, dog Greta, and two nephews.

If you are looking to buy or sell land in Illinois, trust Drew Kissel to guide you through the process. Give him a call today.



**DREW KISSEL,**

LAND AGENT

**847.841.0521**

[DKissel@MidwestLandGroup.com](mailto:DKissel@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.