

MIDWEST LAND GROUP PRESENTS



160 ACRES  
**STEPHENSON COUNTY, IL**

10121 N HENDERSON RD, ORANGEVILLE, IL, 61060





MIDWEST LAND GROUP IS HONORED TO PRESENT

# HOME, BUILDINGS, AND 160 ACRES OF CLASSIC STEPHENSON COUNTY

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Located in north-central Stephenson County, Illinois is this beautiful 160 +/- acre farm that has everything you've been looking for including tillable acres, pasture acres, a beautiful ranch home, and well-maintained farm buildings!

Pulling into the driveway off North Henderson Road, the beautiful ranch home greets you on the left-hand side. Thoughtfully placed atop the hill, the home offers beautiful sunset views of the surrounding countryside. No detail was unaccounted for when designing and building this home in 2011. On the exterior you'll find a steel roof, spacious back deck, cozy front porch, walk-out basement, and an attached garage. Inside the home, you'll be greeted to a beautiful open concept design spanning the kitchen, dining, and living rooms. The main floor features 3 bedrooms and 2 full baths, including a spacious master bed/bath. You'll appreciate the flooring throughout the home, consisting of Australian Cypress hardwood and tile. In the basement you'll find the 3rd full bathroom and a bonus storm shelter comprised of 12" concrete walls and ceiling. The basement also features a walk out door and is mostly unfinished, giving you the freedom to finish it how you'd like. The home features approximately 1,953 square feet of finished space on the main floor and an additional 1,953 square feet of unfinished space in the basement. The functional side of the home features a newer steel roof, new furnace installed in January 2024, an on-demand water heater installed in 2022, a 200' well, a 500-gallon owned LP tank, as well as a Generac generator ensuring the lights stay on throughout the worst storms.

Moving onto the land the 160 +/- acres consist of approximately 130 +/- tillable acres, 25 +/- pasture acres, and 5 +/- acres where the home and buildings sit. The tillable acres feature a productivity index of 96.3, with gently rolling topography. Currently, the tillable acres have corn, soybeans, and hay being grown by a local tenant on a year-to-year lease. The 25 +/- acres of pasture are a great addition for those looking for space to raise cattle, horses, or other livestock. Complete with a well-maintained perimeter fence and a spring-fed creek, ensuring your livestock have an ample water source year-round.

Additionally, a total of 6 outbuildings are present on the property and in great shape. Many of them have had steel roofs put on in recent years. A detached 40'x24' garage is present and is complete with a nice woodworking shop. A 90'x36' barn features a drive-in mow with sturdy flooring giving you the ability to park farm machinery or use it for additional storage, while the bottom portion of the barn features several horse stalls. The remaining outbuildings include a 40'x30' open-sided pole shed, 62'x40' pole shed, 50'x24' pole shed, and 40'x24' shed presently set up with multiple dog kennels/runs.

This farm has everything you've been searching for and more, so don't miss your opportunity to own it! Contact Listing Agent Jason Heller at (815) 858-4403 for a private showing.

# PROPERTY FEATURES

PRICE: **\$1,750,000** | COUNTY: **STEPHENSON** | STATE: **ILLINOIS** | ACRES: **160**

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- 1,953 +/- square foot ranch home
- 3 bed, 3 bath
- 160 +/- total acres
- 130 +/- tillable acres
- 96.3 soil productivity index
- Dubuque silt loam and Oneco silt loam
- 25 +/- pasture acres
- Fencing in place
- Multiple farm buildings in great shape
- Generac generator
- Whitetail & turkey hunting
- Orangeville School District
- 2023 taxes totaled \$10,188
- Minutes from Orangeville, IL
- 45 +/- minutes from Rockford, IL
- 1.5 +/- hours from Chicago, IL suburbs





# 3 BED, 3 BATH RANCH HOME

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Thoughtfully placed atop the hill, the home offers beautiful sunset views of the surrounding countryside. Inside the home, you'll be greeted to a beautiful open concept design spanning the kitchen, dining, and living rooms. The main floor features 3 bedrooms and 2 full baths, including a spacious master bed/bath.





# ADDITIONAL INTERIOR PHOTOS





# ATTACHED GARAGE

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# FRONT PORCH AND BACK DECK

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# UNFINISHED BASEMENT

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This home features 1,953 square feet of unfinished space in the basement where you'll find the 3rd full bathroom and a bonus storm shelter comprised of 12" concrete walls and ceiling. The basement also features a walk out door and is mostly unfinished, giving you the freedom to finish it how you'd like.

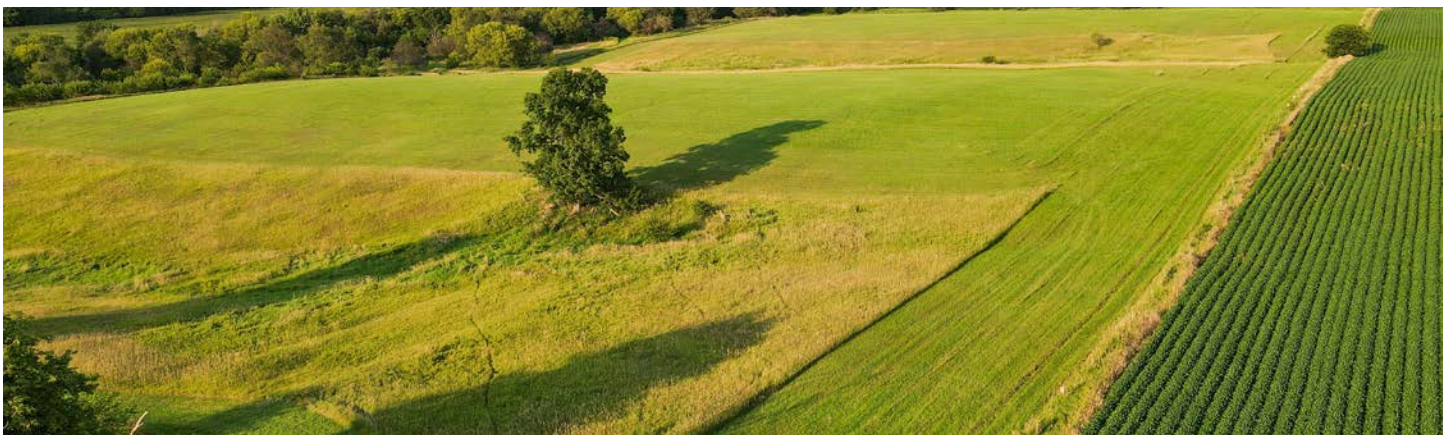
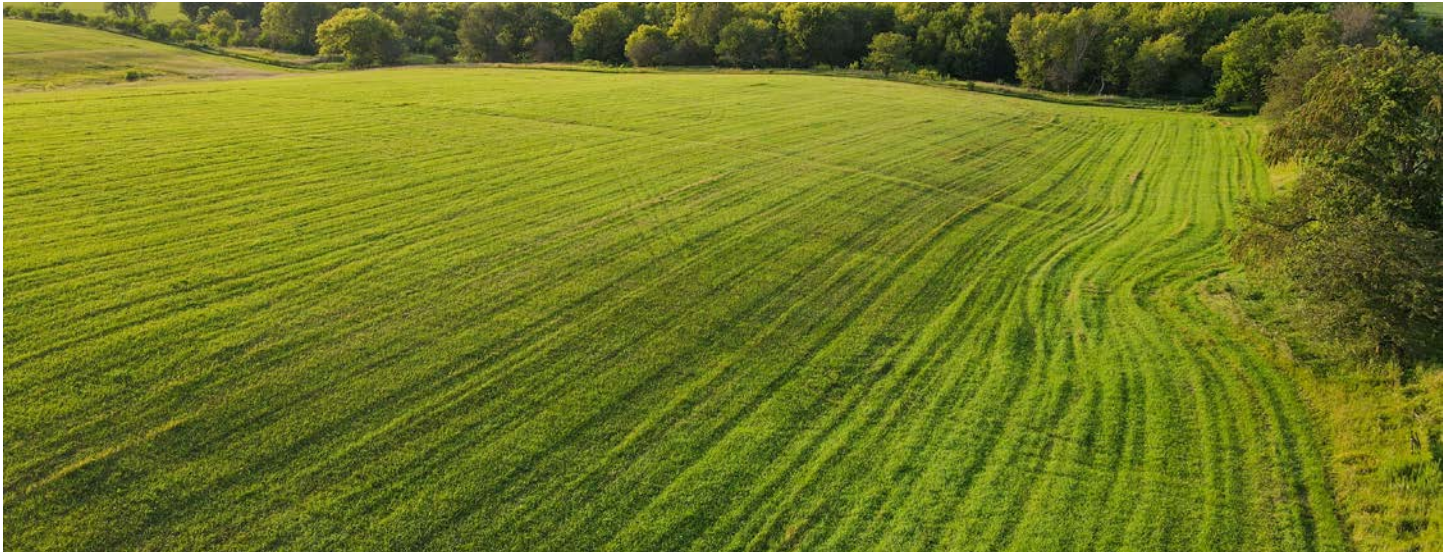




# TILLABLE AND PASTURE ACRES

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Moving onto the land the 160 +/- acres consist of approximately 130 +/- tillable acres, 25 +/- pasture acres, and 5 +/- acres where the home and buildings sit. The tillable acres feature a productivity index of 96.3, with gently rolling topography. Currently, the tillable acres have corn, soybeans, and hay being grown by a local tenant on a year-to-year lease.





# GENERAC GENERATOR

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## DIVERSE WILDLIFE

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## 6 OUTBUILDINGS

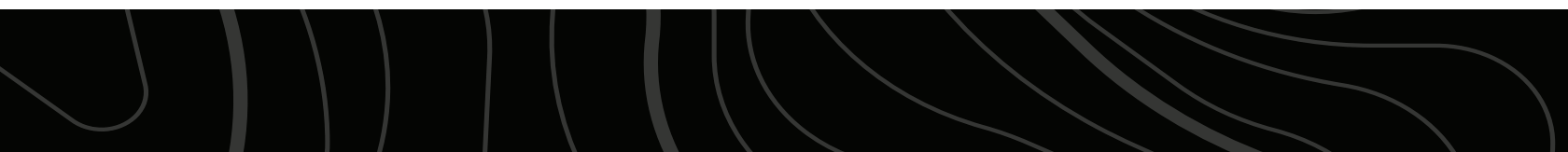
The property includes six well-maintained outbuildings, many with recently added steel roofs. A detached 40'x24' garage features a woodworking shop. A 90'x36' barn has a drive-in mow for machinery or storage and horse stalls on the lower level. Additional structures comprise a 40'x30' open-sided pole shed, a 62'x40' pole shed, a 50'x24' pole shed, and a 40'x24' shed currently equipped with multiple dog kennels and runs.





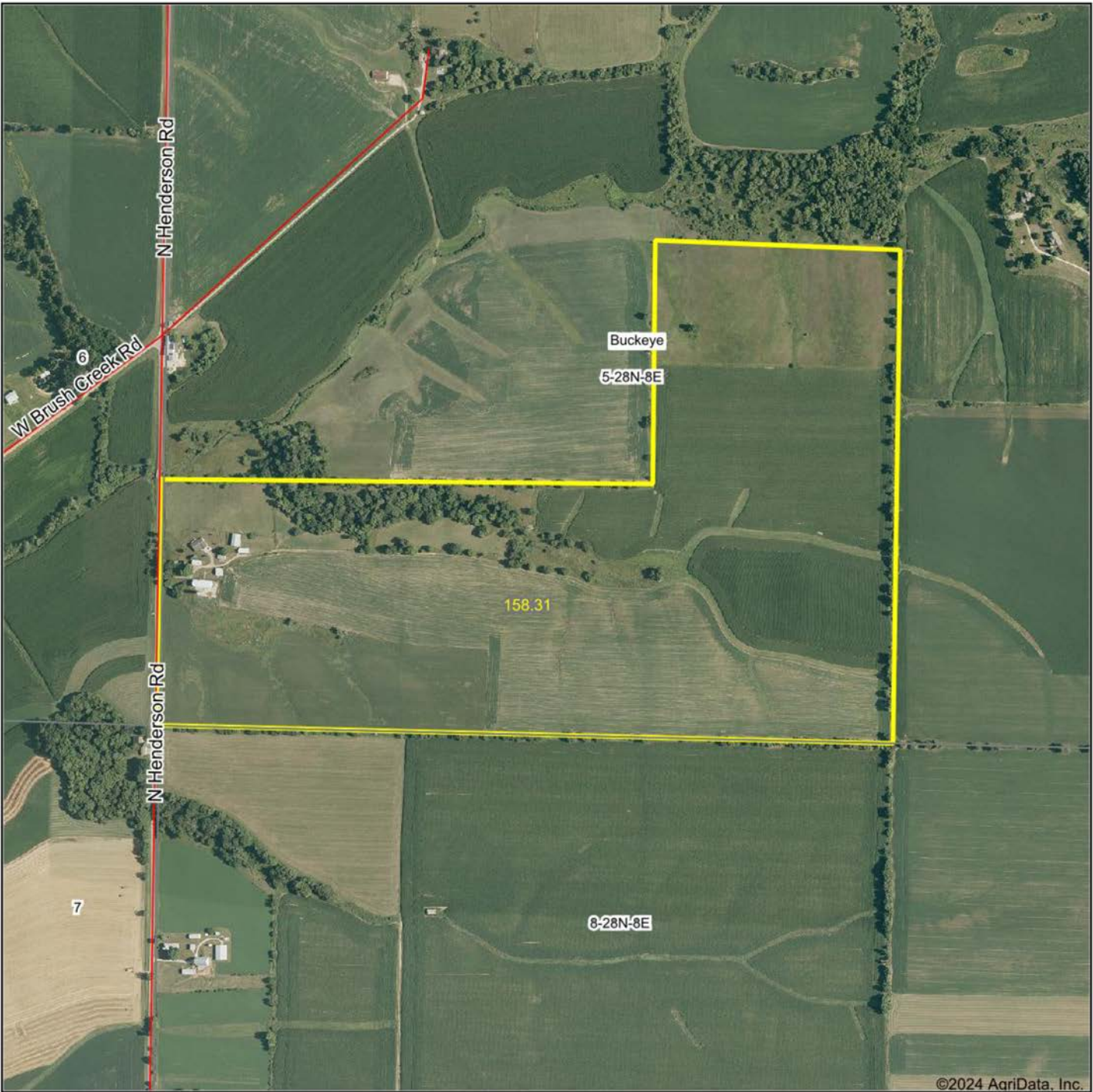
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 42° 27' 1.83, -89° 36' 24.37

0ft 827ft 1654ft

5-28N-8E  
Stephenson County  
Illinois



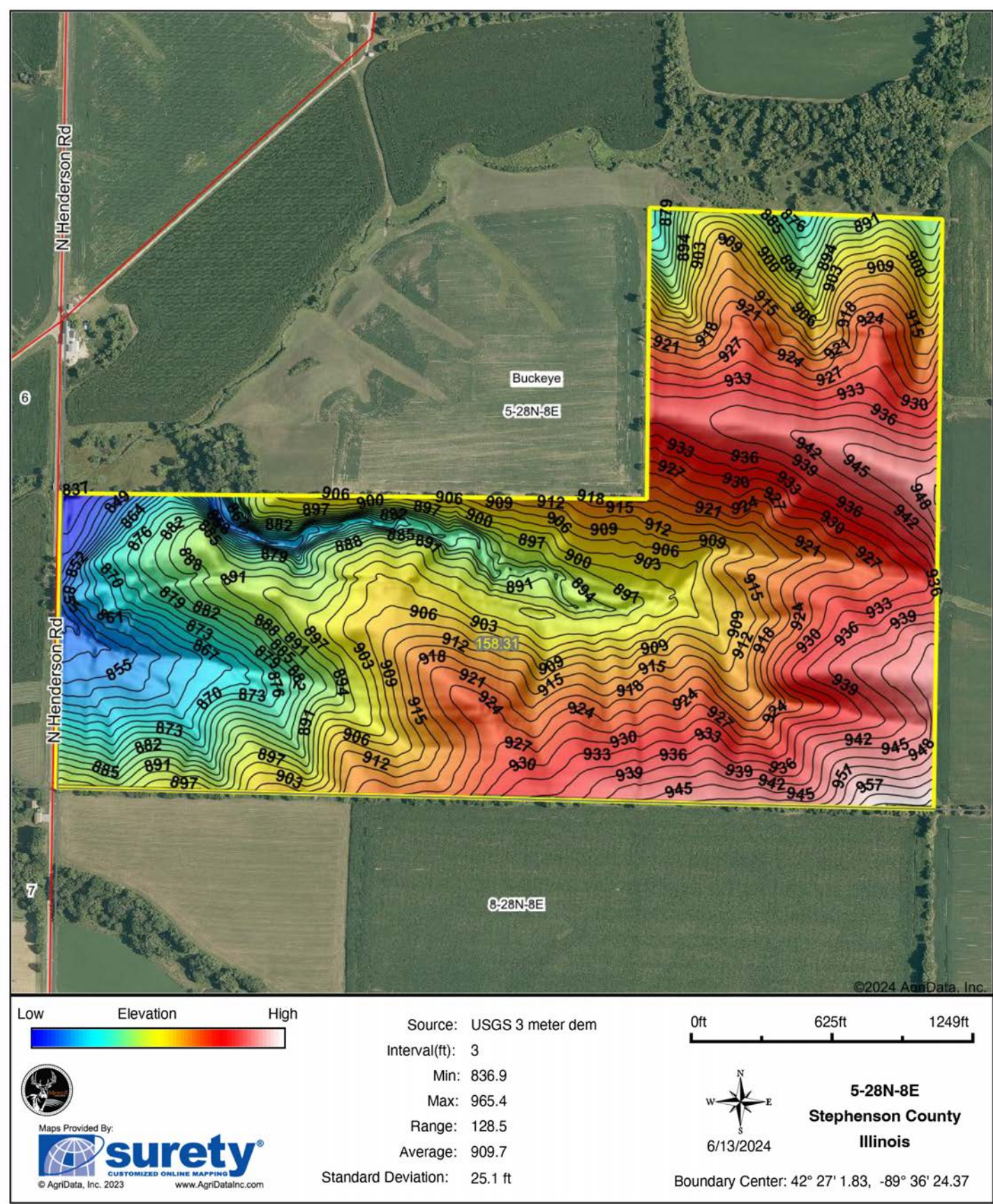
6/13/2024



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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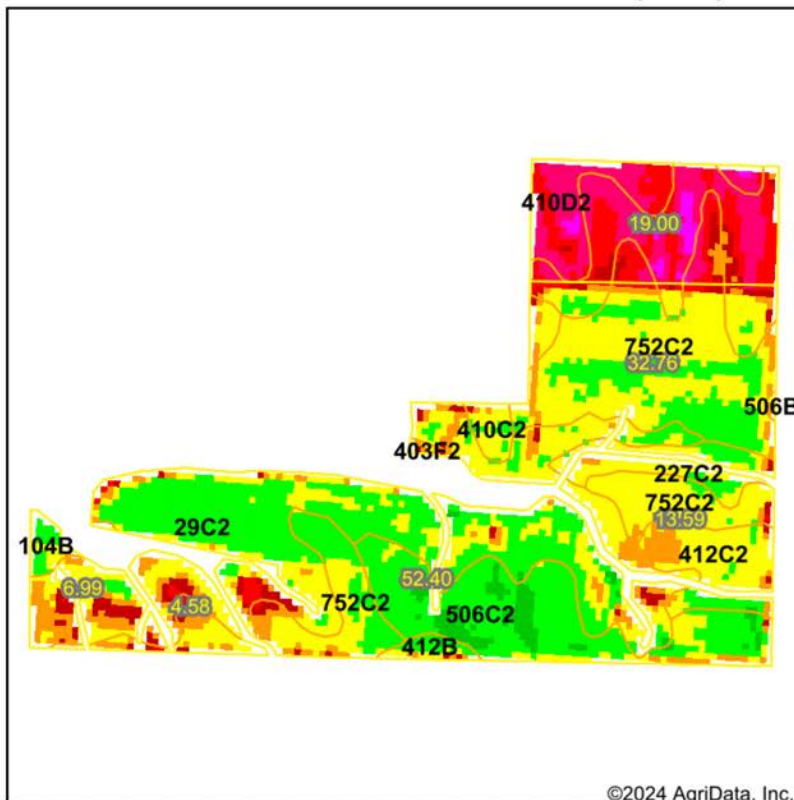


# HILLSHADE MAP





# SOILS MAP



Low Relative Biomass High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

State: **Illinois**  
 County: **Stephenson**  
 Location: **5-28N-8E**  
 Township: **Buckeye**  
 Acres: **129.32**  
 Date: **6/13/2024**

Crop:  
 Corn - 39%  
 Soybeans - 34%

\*USDA CropScape



Maps Provided By:



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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	*n NCCPI Overall
**29C2	Dubuque silt loam, 5 to 10 percent slopes, moderately eroded	57.83	44.7%	Well drained	**85	69.1	56
**752C2	Oneco silt loam, 5 to 10 percent slopes, eroded	34.19	26.4%	Well drained	**102	72.7	70
**506C2	Hitt silt loam, 5 to 10 percent slopes, eroded	15.94	12.3%	Well drained	**112	78.4	67
**410D2	Woodbine silt loam, 10 to 18 percent slopes, eroded	6.28	4.9%	Well drained	**85	47.9	68
**412C2	Ogle silt loam, 5 to 10 percent slopes, eroded	5.81	4.5%	Well drained	**122	73.1	81
**227C2	Argyle silt loam, 5 to 10 percent slopes, eroded	4.09	3.2%	Well drained	**113	74	74
**410C2	Woodbine silt loam, 5 to 10 percent slopes, eroded	2.38	1.8%	Well drained	**91	73.6	71
**104B	Virgil silt loam, 2 to 5 percent slopes	1.26	1.0%	Somewhat poorly drained	**131	75.6	87
**412B	Ogle silt loam, 2 to 5 percent slopes	1.13	0.9%	Well drained	**130	74.9	90
**403F2	Elizabeth silt loam, 18 to 35 percent slopes, eroded	0.27	0.2%	Somewhat excessively drained	**39	67.8	6
**506B	Hitt silt loam, 2 to 5 percent slopes	0.14	0.1%	Well drained	**119	70.7	76
Weighted Average					96.3		*n 64.1

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

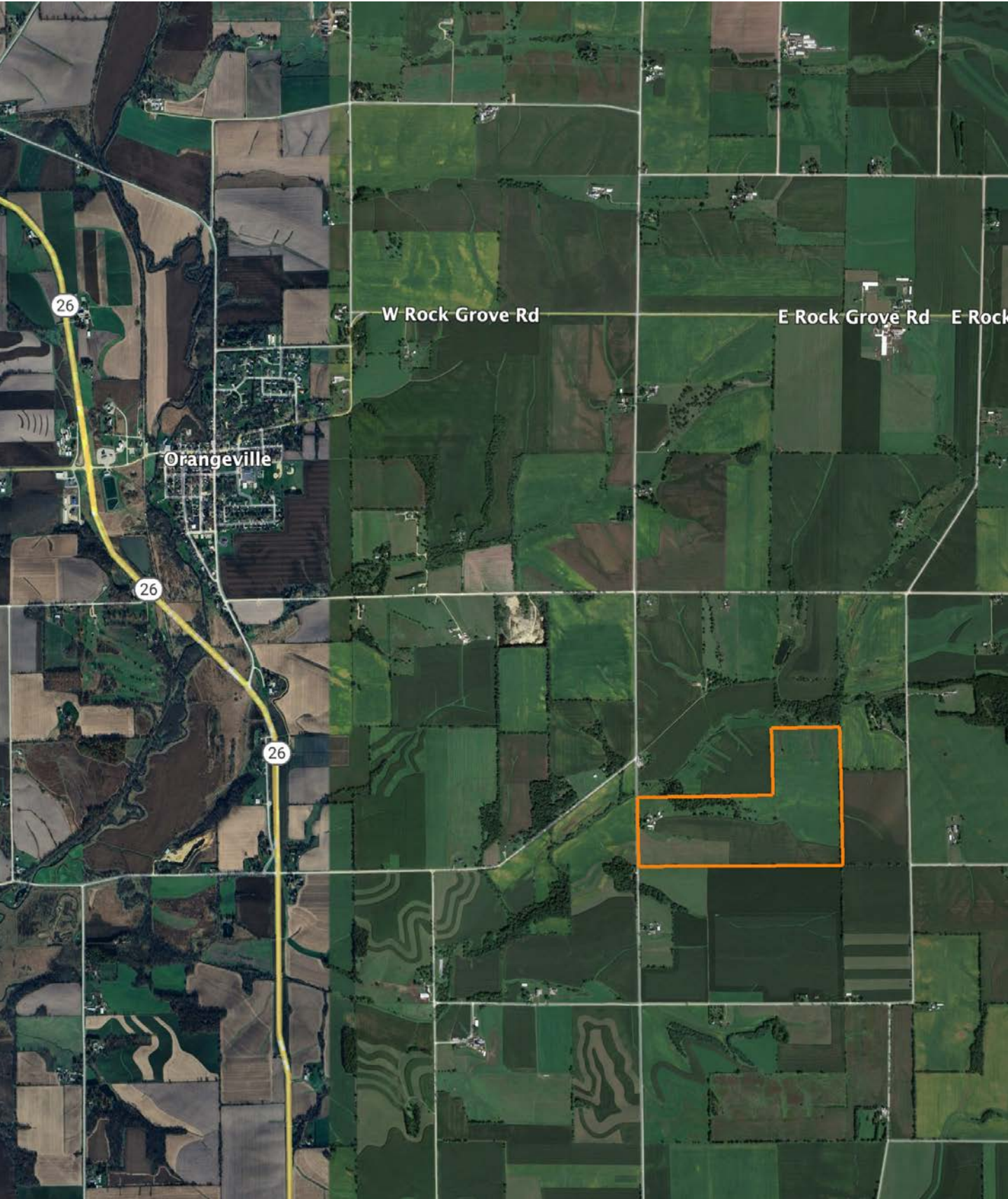
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* 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

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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  
**815.745.4365**  
JHeller@MidwestLandGroup.com



## MidwestLandGroup.com

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