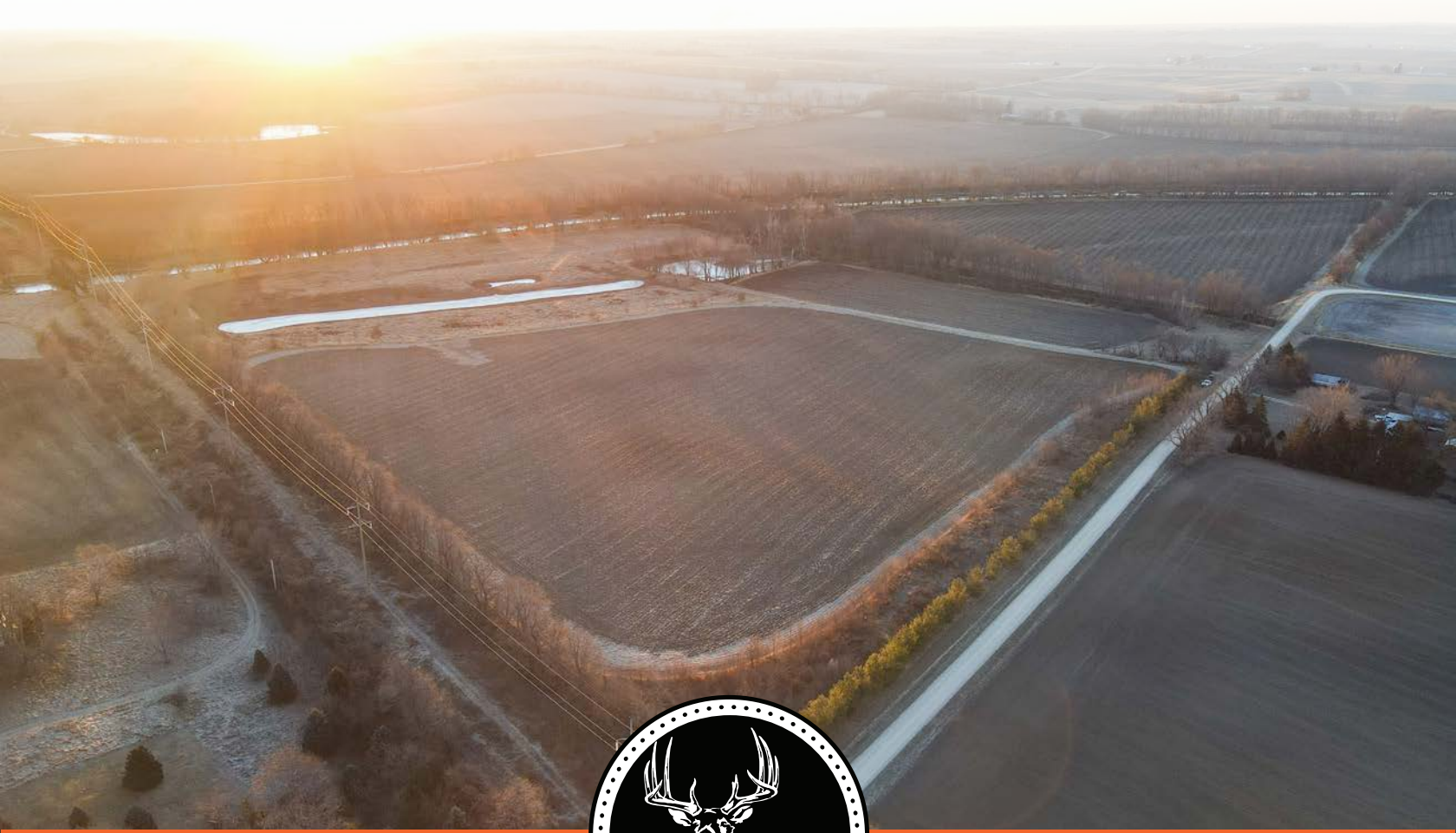


MIDWEST LAND GROUP PRESENTS

69.1 ACRES IN

# STEPHENSON COUNTY ILLINOIS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 69.1 +/- ACRE STEPHENSON COUNTY MIXED-USE FARM

Sought-after opportunity to buy a fantastic mixed-use farm in east-central Stephenson County. These 69 +/- acres are packed with a multitude of features to suit your buying needs, from fertile tillable acres to remarkable recreational opportunities, this is one you'll want to check out!

Starting with the tillable acres. The 40 +/- tillable acres are made up primarily of Batavia silt loam and Dickinson sandy loam which produce a very respectable productivity index of 121.9. Currently, these acres are cash-rented to a local farmer on a year-to-year basis. Field access is provided in two different locations off of North Fawver Road and the fields themselves provide easy farmability, with straight rows, flat topography, and plenty of space to maneuver large equipment.

The remaining 30 +/- acres are a diverse mix of mature timber, open grass, and Pecatonica River frontage. This aspect provides great potential for someone looking to purchase a recreational property. The deer and

turkey population in this area of Stephenson County is fantastic, and this farm shows it. Deer sign is abundant throughout the property, from beat-down trails, rubs, and bedding cover. The Pecatonica River borders the entire east side of the property, providing over ½ mile of river frontage, which is a rarity. This provides even more recreational opportunities, including fishing, kayaking, as well as camping. In addition, there is a 1 +/- acre pond located in the center of the property, along with a natural slough on the north side of it. This area, coupled with the Pecatonica River frontage, would provide fantastic waterfowl opportunities in the fall!

Overall, this farm has a variety of features to appeal to your buying needs. Whether you're looking for more tillable acres to add to your farming operation or for a diverse recreational property with income, this property would be a great fit. Contact Jason Heller at (815) 858-4403 for more information or to schedule a private showing.





# PROPERTY FEATURES

PRICE: **\$490,000** | COUNTY: **STEPHENSON** | STATE: **ILLINOIS** | ACRES: **69.1**

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- 69.1 +/- total acres
- 40 +/- tillable acres
- 121.9 productivity index
- Road access off North Fawver Road
- ½ mile of Pecatonica River frontage
- Excellent deer, turkey, and waterfowl hunting
- 1 +/- acre pond
- Zoned A-1, prime ag
- 2023 taxes totaled \$1,499
- 5 minutes from Freeport, IL
- 1 hour, 30 minutes from Chicago, IL suburbs





# 40 +/- TILLABLE ACRES

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The 40 +/- tillable acres are made up primarily of Batavia silt loam and Dickinson sandy loam which produce a very respectable productivity index of 121.9. Currently, these acres are cash-rented to a local farmer on a year-to-year basis.





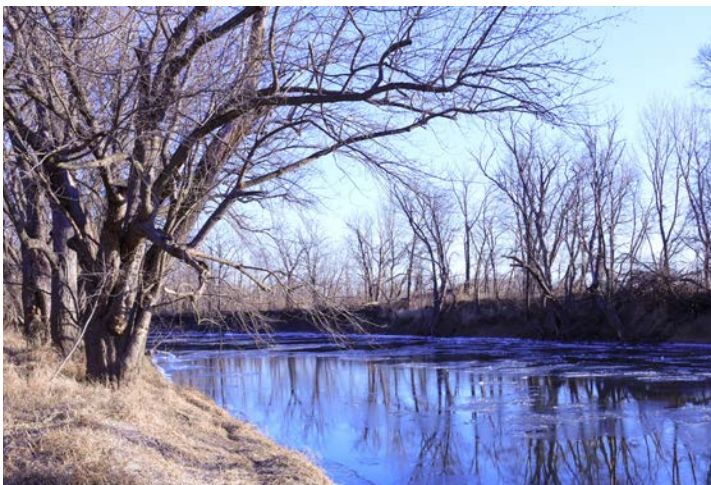
## 1 +/- ACRE POND

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## 1/2 MILE PECATONICA RIVER FRONTAGE

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 42° 17' 43.12, -89° 30' 38.09

0ft 647ft 1293ft



Maps Provided By:



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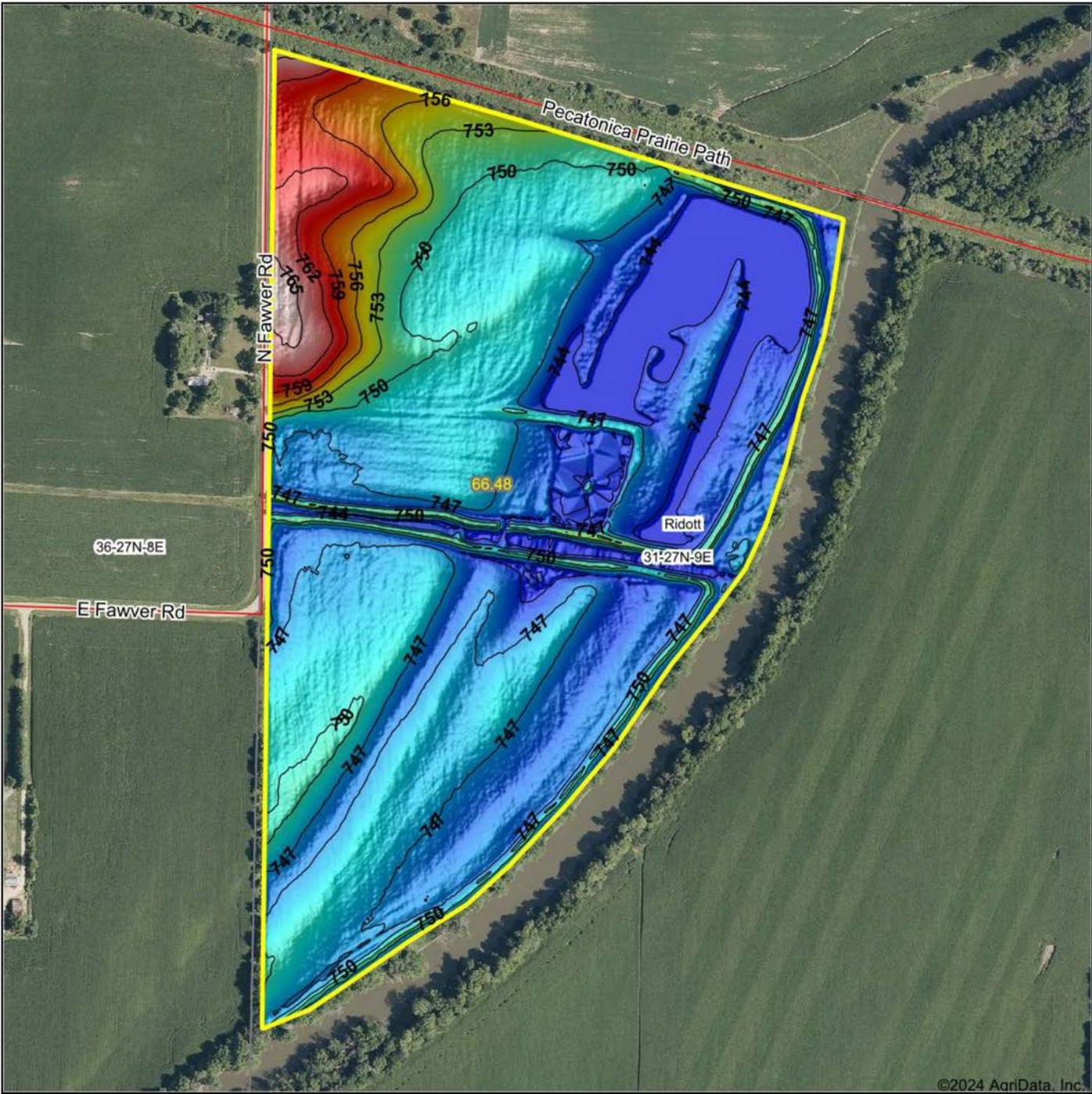
31-27N-9E  
Stephenson County  
Illinois



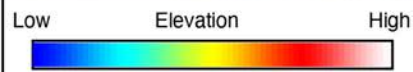
12/9/2024



# HILLSHADE MAP



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Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 743.3  
Max: 766.6  
Range: 23.3  
Average: 748.6  
Standard Deviation: 4.63 ft



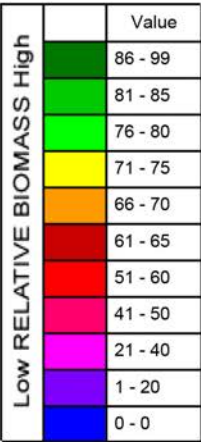
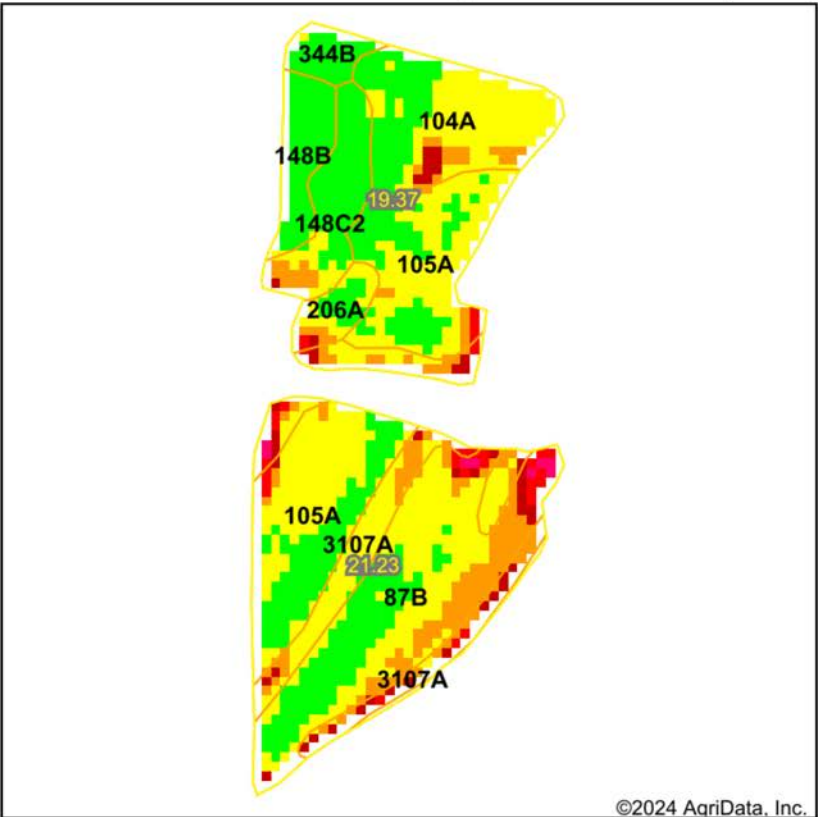
12/9/2024

**31-27N-9E**  
**Stephenson County**  
**Illinois**

Boundary Center: 42° 17' 43.12, -89° 30' 38.09



# SOILS MAP



State: Illinois  
County: Stephenson  
Location: 31-27N-9E  
Township: Ridott  
Acres: 40.6  
Date: 12/9/2024

Crop:



Maps Provided By:



© AgriData, Inc. 2023

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Soils data provided by USDA and NRCS.

Area Symbol: IL177, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2024	*n NCCPI Overall
105A	Batavia silt loam, 0 to 2 percent slopes	11.62	28.6%	Well drained	129	74.8	90
**87B	Dickinson sandy loam, 2 to 5 percent slopes	9.95	24.5%	Well drained	**102	72.3	71
**3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	6.23	15.3%	Poorly drained	**125	69.9	63
104A	Virgil silt loam, 0 to 2 percent slopes	5.72	14.1%	Somewhat poorly drained	132	74.2	87
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	2.87	7.1%	Well drained	**126	75.8	82
**148B	Proctor silt loam, 2 to 5 percent slopes	2.02	5.0%	Well drained	**132	77.4	88
206A	Thorp silt loam, 0 to 2 percent slopes	1.16	2.9%	Poorly drained	126	73.5	82
**344B	Harvard silt loam, 2 to 5 percent slopes	1.03	2.5%	Well drained	**124	77.6	87
Weighted Average					121.9		*n 79.8

**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"

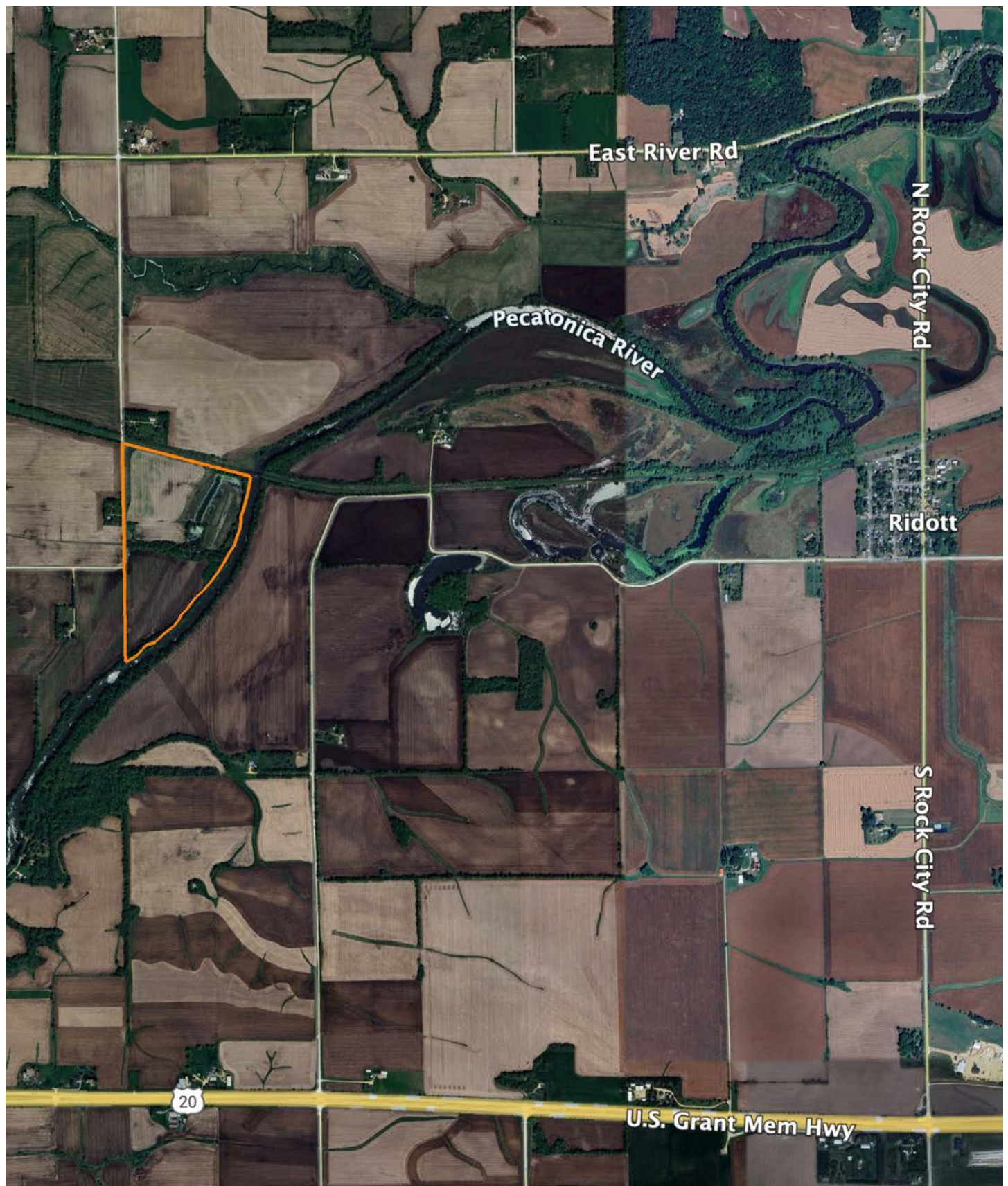


# FEMA MAP





# OVERVIEW MAP





# BROKER CONTACT

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Jason Heller is a dedicated, hard-working land broker 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 BROKER  
**815.745.4365**  
JHeller@MidwestLandGroup.com



## MidwestLandGroup.com

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