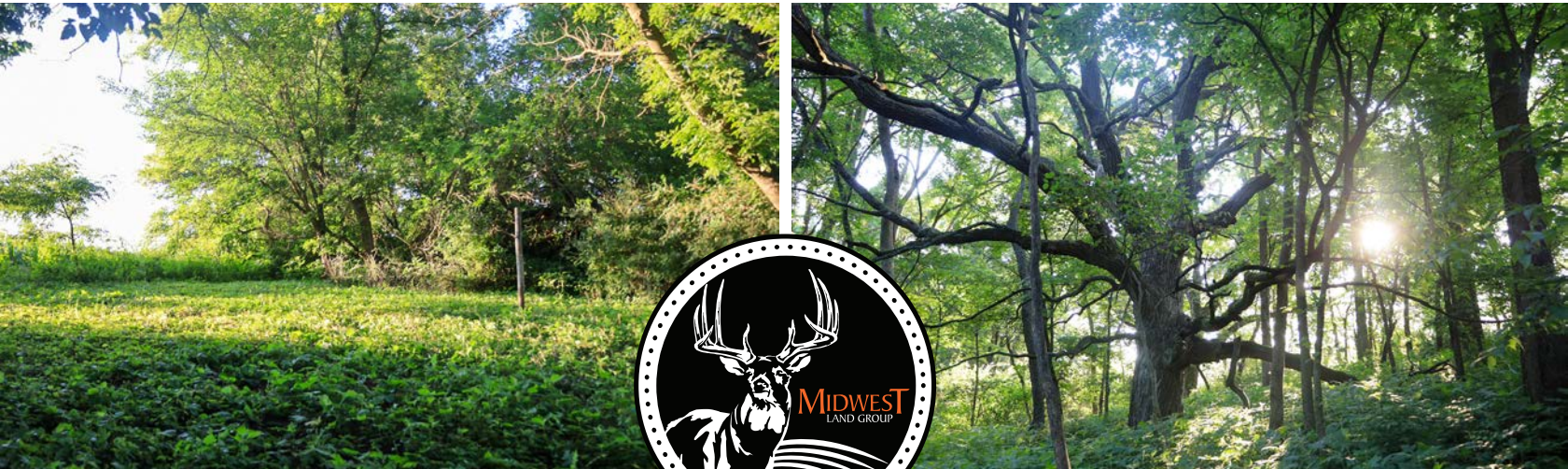


MIDWEST LAND GROUP PRESENTS

4.4 ACRES IN

JO DAVIESS COUNTY ILLINOIS



SCOUT CAMP ROAD, STOCKTON, ILLINOIS, 61085

MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC 4.4 +/- ACRE BUILDABLE PARCEL WITH HUNTING & RECREATION

Tucked into the rolling countryside of central Jo Daviess County, this 4.4 acre surveyed parcel offers a unique blend of buildable potential and outdoor recreation. Zoned Agricultural and classified as a lot of record per Jo Daviess County Zoning, this property is a rare opportunity that is eligible for residential construction, making it an ideal location for your future home, weekend cabin, or getaway retreat.

The property features a peaceful rural setting with ample wildlife and natural beauty. Outdoorsmen will appreciate the established 1/8 acre food plot that consistently attracts whitetail deer and wild turkey, providing excellent hunting opportunities. With mature timber, rolling terrain, and privacy, the land is well-suited for camping, hiking,

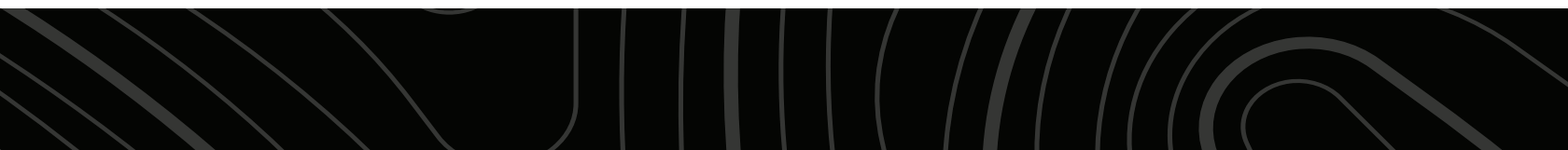
ATV riding, or simply unwinding in nature. Positioned just 5 minutes from Apple Canyon Lake, 20 minutes from Galena, Illinois, 45 minutes from Dubuque, and 2 hours from the Chicago suburbs, this parcel offers easy access to attractions and towns without sacrificing the serenity of country life. The 2024 real estate taxes totaled just \$702.58, offering a low carrying cost for either immediate enjoyment or long-term investment.

Whether you're looking to build, hunt, or simply own a quiet slice of northwest Illinois, this versatile parcel checks all the boxes. Contact Jason Heller at (815) 858-4403 for your own private showing. The owner is a licensed real estate broker in Illinois & Wisconsin.

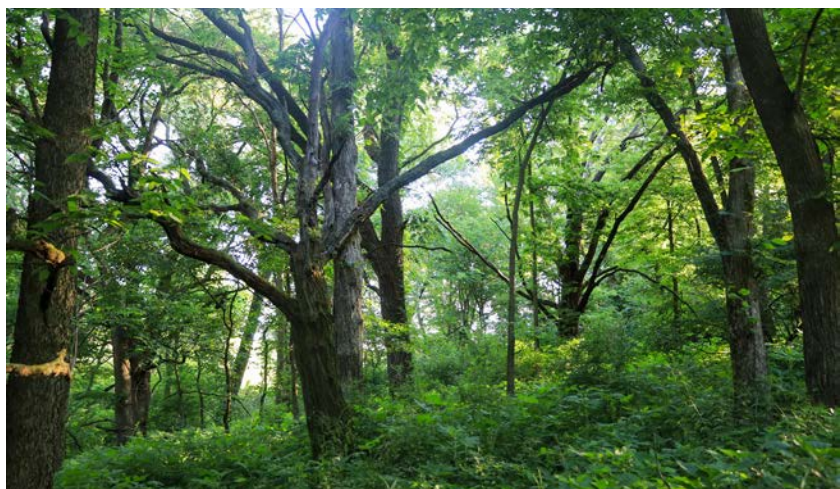
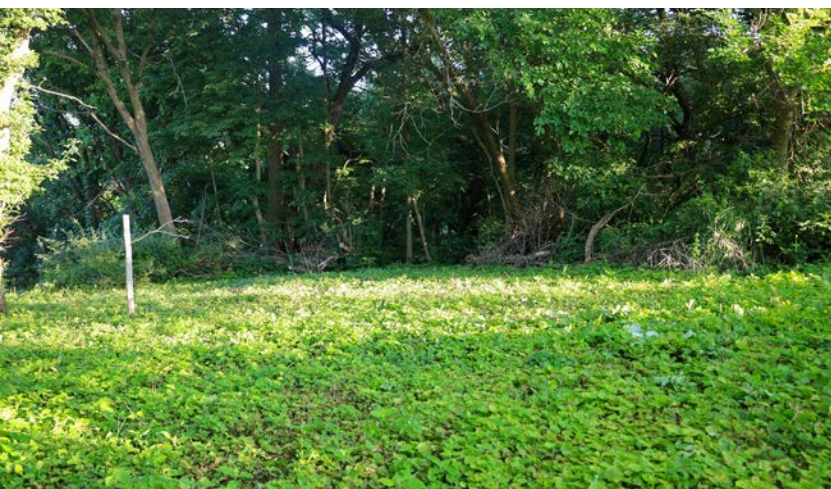
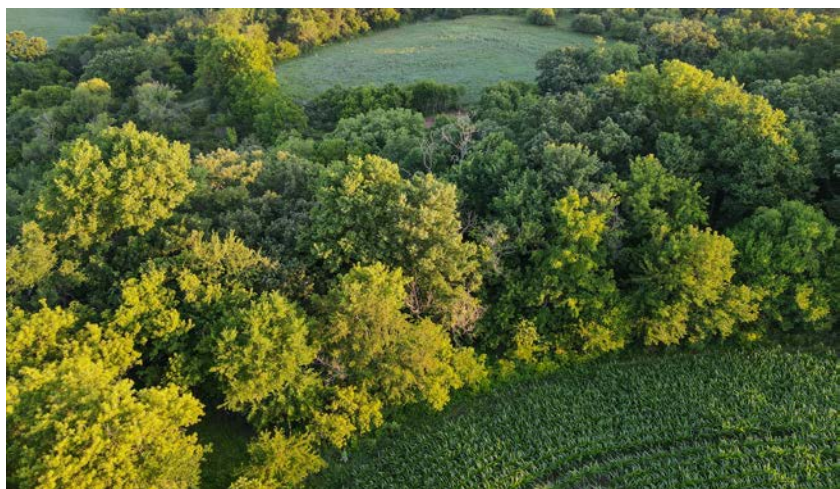
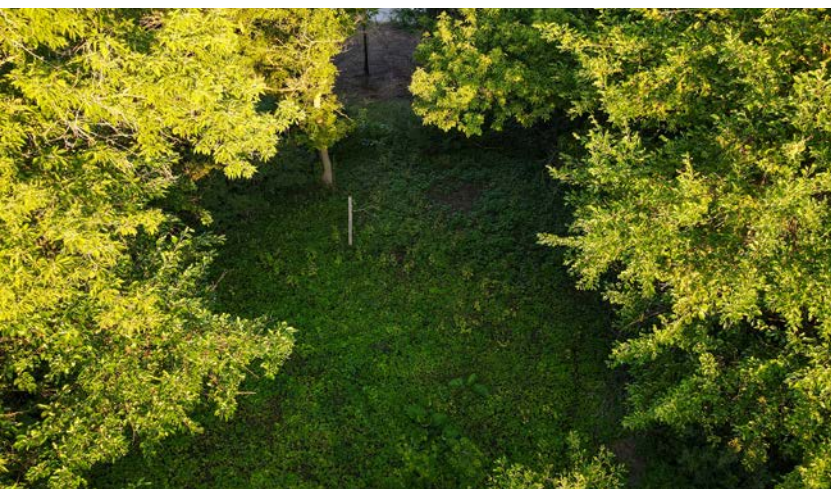
PROPERTY FEATURES

PRICE: **\$65,000** | COUNTY: **JO DAVIESS** | STATE: **ILLINOIS** | ACRES: **4.4**

- 4.4 surveyed acres
- Lot of record per Jo Daviess County Zoning
- Buildable for a residence or cabin
- Stockton School District
- Excellent deer & turkey hunting
- Established 1/8 acre food plot
- Zoned Agriculture
- 2024 taxes totaled \$702.58
- 5 minutes from Apple Canyon Lake
- 20 minutes from Galena, IL
- 45 minutes from Dubuque, IA
- 2 hours from Chicago suburbs



4.4 SURVEYED ACRES



EXCELLENT HUNTING



AERIAL MAP



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Maps Provided By:



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Boundary Center: 42° 22' 1.45, -90° 7' 54.53

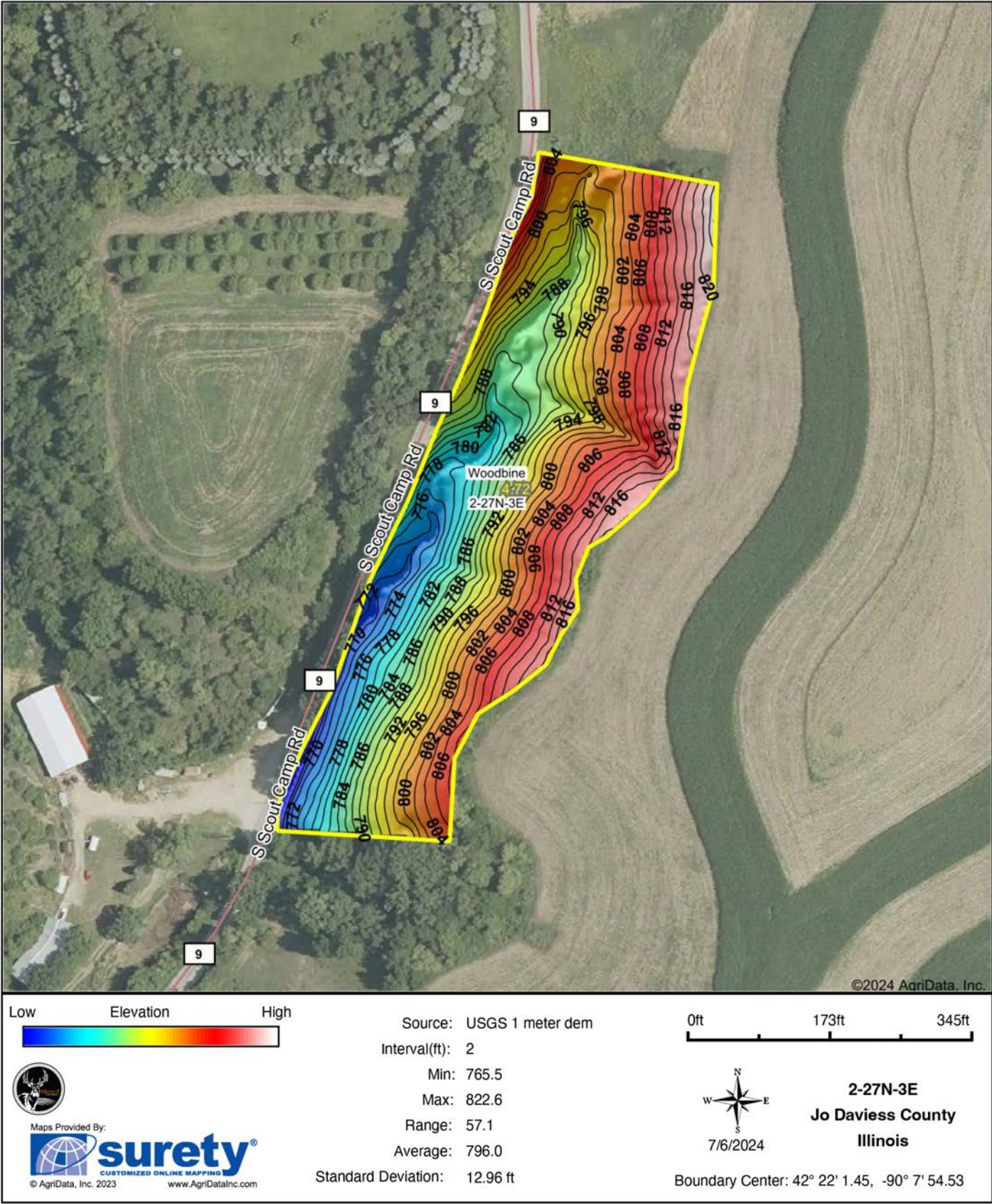
2-27N-3E
Jo Daviess County
Illinois

0ft 453ft 907ft



7/6/2024

HILLSHADE MAP



OVERVIEW MAP



BROKER CONTACT

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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