

MIDWEST LAND GROUP PRESENTS

40.1 ACRES IN

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# JO DAVIESS COUNTY ILLINOIS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE PERFECT 40, MINUTES FROM GALENA, ILLINOIS

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Welcome to the perfect 40 +/- acre tract you've been waiting for in Jo Daviess County. Located just 5 minutes from Galena Illinois, this property is a must see.

The recreational opportunities this property holds are second to none. The landscape features gently rolling topography and a mix of open acreage, hardwood timber, and cedar hillsides. The deer and turkey population in this area is incredible, and this property shows it with the owner having a collection of great trail camera photos and harvest history. The diversity of the habitat contributes heavily to this property being a major attraction to local wildlife. Approximately 6.8 acres on the east side of the property were previously enrolled in CRP, providing fantastic cover and native grasses. This acreage could have the opportunity to be re-enrolled in CRP pending county approval or could be converted to tillable production or even a blank slate for food plot and habitat design. The timber on the property consists predominantly of hardwood trees. The timber has been managed correctly, being previously enrolled in the forestry management program through the IDNR. This consisted of a management plan that included harvesting mature trees while also replanting additional hardwoods. There will be a great opportunity for the future owner to capitalize on the hardwood value present on the property, which has been estimated by a forester to have a present value of \$52,000 as of July 2025.

Access to the property is provided off Route 20 on the south, with the driveway and buildings located in the south-central portion of the property. This provides a great base camp, while also being minimally intrusive. An excellent trail system is present on the property, allowing ease of access to stand locations. There are numerous tree stands already present on the property and included with the sale. Also included is an elevated blind on the east side, overlooking an established clover plot. This is one of the best locations on the property, providing a great vantage point. In addition to the already established stands and blinds, the next owner will have plenty of great options to choose from for other stand locations. The property features rolling topography, which creates several natural travel corridors and pinch points that would make for great stand locations to set up how you like.

In addition to the recreational potential, this property also features a turn-key "base camp". This includes a 10'x20' living quarters, 25'x30' storage shed, and (2) 10'x10' storage sheds. The living quarters are finished and feature rustic cabin décor on the inside, complete with electricity, insulation, and heat. This creates a perfect spot to unwind after a day of hunting without having to incur additional costs of travel and hotels. Situated next to the living quarters are (2) 10'x10' storage sheds that also have electricity. Additionally, there's also a 25'x30' shed big enough to store mowers and equipment



and equipment needed for upkeep on the property. This building has 200-amp electric service present, workbench, TV, and concrete floor. An RV hookup is also available along the driveway, should the future owner want to bring their RV to the property for the weekend or seasonally.

Other notable items include a plat of survey that is available for review. This survey, which coincides with county records, shows the property having 40.1 total acres. This allows the property to be buildable for a single-family residence if desired and also allows the

future owner to be eligible for landowner tags from the IDNR.

Lastly, the location of this property is fantastic, being 5 minutes to Galena, Illinois, and the Galena Territories, 30 minutes to Dubuque, Iowa, 1 hour and 30 minutes to Quad Cities, and 2 +/- hours to Chicago suburbs. This allows it to be within easy driving distance of restaurants and other amenities. This is definitely a property you don't want to miss. Call Jason Heller at (815) 858-4403 to schedule your own private tour of this fantastic property.

## PROPERTY FEATURES

PRICE: **\$365,000** | COUNTY: **JO DAVIESS** | STATE: **ILLINOIS** | ACRES: **40.1**

- 33.3 +/- acres timber
- 6.8 +/- acres tillable
- Excellent deer & turkey hunting
- Blinds and deer stands go with the sale
- Eligible for landowner tags
- Trail system throughout
- Hardwood timber value
- 10'x20' living quarters with electric and heat
- 25'x30' shed with 200-amp electric
- (2) 10'x10' storage sheds with electric
- RV hookup on-site
- Gated entrance
- 2024 taxes totaled \$575
- 5 minutes to Galena, Illinois
- 30 minutes to Dubuque, Iowa
- 1 hour, 30 minutes to Quad Cities
- 2 +/- hours to Chicago suburbs





# 33.3 +/- ACRES TIMBER

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6.8 +/- ACRES TILLABLE

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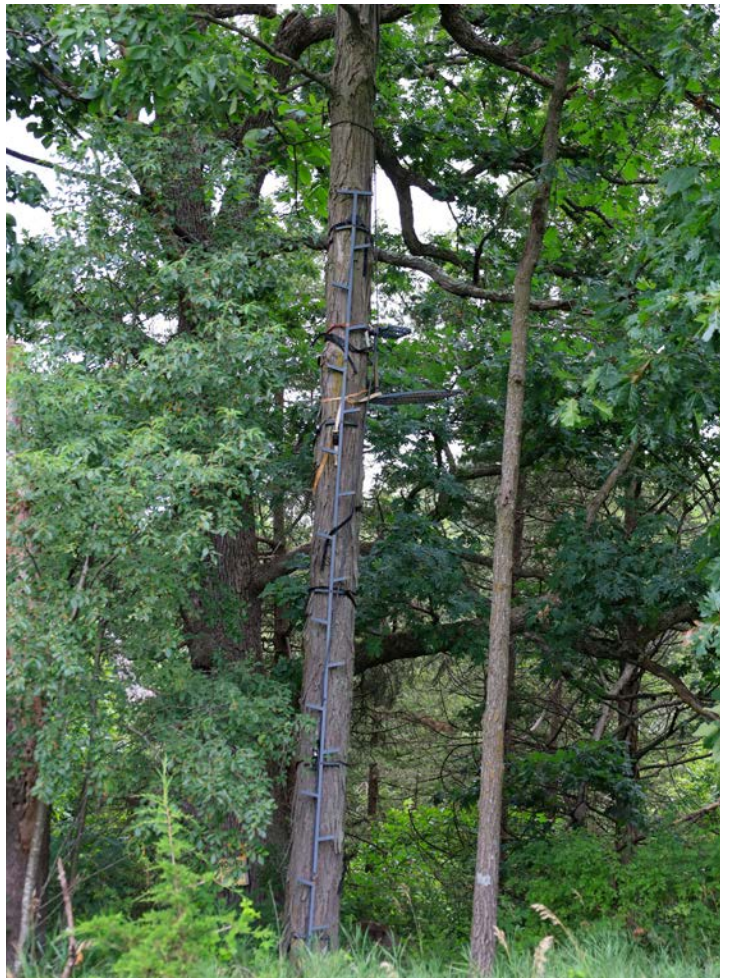
# TRAIL SYSTEM THROUGHOUT

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## BLINDS AND DEER STANDS

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# TRAIL CAM PICTURES

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# AERIAL MAP



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Boundary Center: 42° 22' 37.71, -90° 21' 23.32

**36-28N-1E**  
**Jo Daviess County**  
**Illinois**

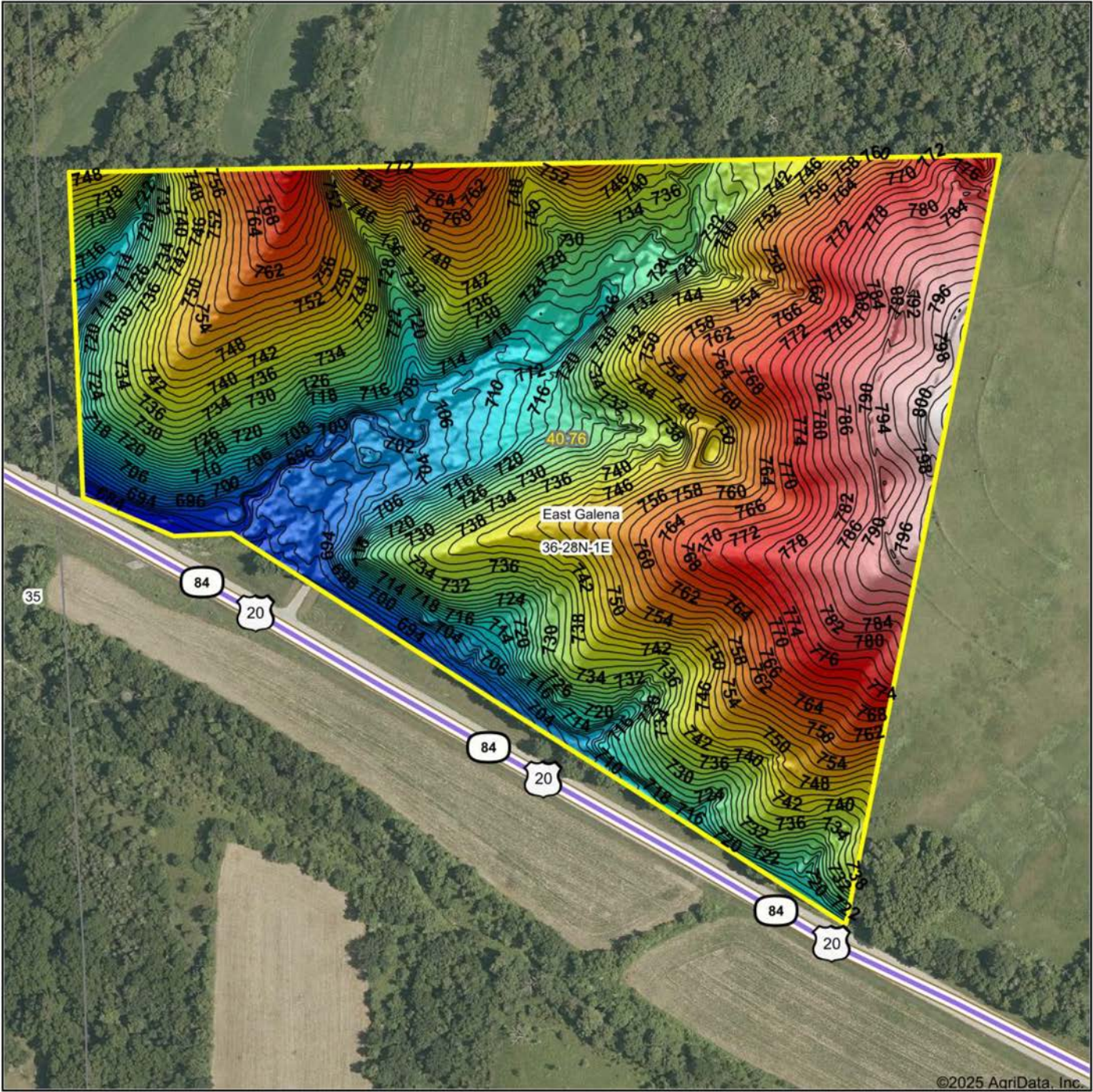
0ft 516ft 1032ft



6/24/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 681.5  
Max: 804.5  
Range: 123.0  
Average: 743.5  
Standard Deviation: 26.77 ft

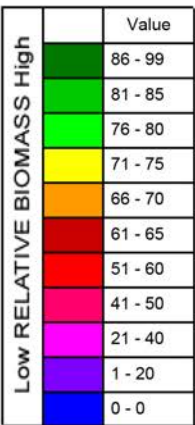
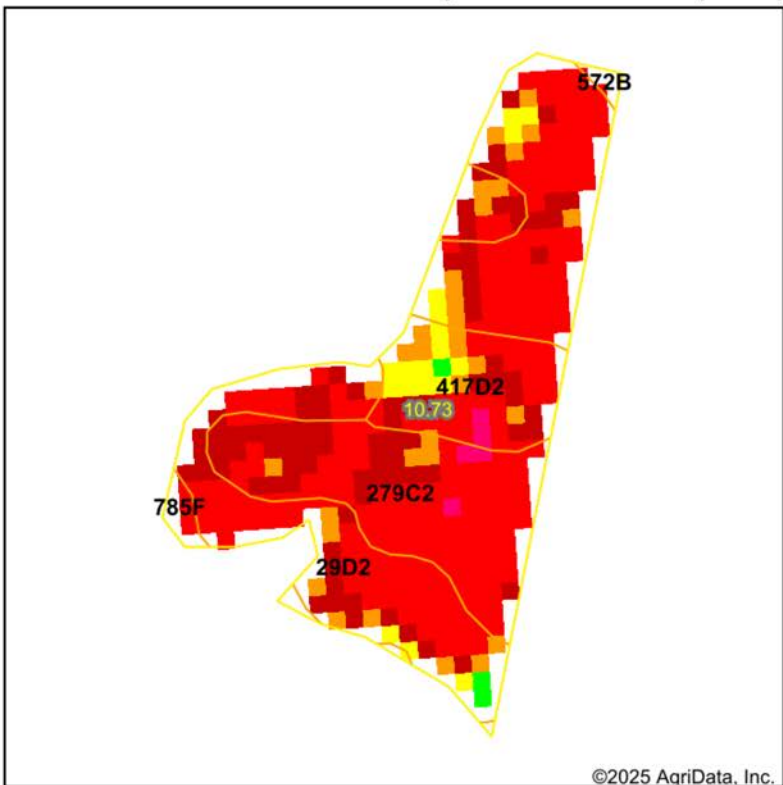
0ft 305ft 610ft



6/24/2025  
**36-28N-1E**  
**Jo Daviess County**  
**Illinois**  
Boundary Center: 42° 22' 37.71, -90° 21' 23.32



# SOILS MAP



State: Illinois  
County: Jo Daviess  
Location: 36-28N-1E  
Township: East Galena  
Acres: 10.73  
Date: 6/24/2025

Crop:  
Grassland/Pasture - 100%

\*USDA CropScape



Maps Provided By:



Area Symbol: IL085, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2024	*n NCCPI Overall
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	5.62	52.3%	Well drained	**112	58.5	82
**29D2	Dubuque silt loam, 10 to 18 percent slopes, moderately eroded	2.91	27.1%	Well drained	**79	60.5	52
**417D2	Derinda silt loam, 10 to 18 percent slopes, eroded	1.92	17.9%	Moderately well drained	**78	62.2	51
**785F	Lacrescent cobbly silt loam, 18 to 35 percent slopes	0.21	2.0%	Well drained	**48	59	14
**572B	Loran silty clay loam, 3 to 7 percent slopes	0.07	0.7%	Somewhat poorly drained	**119	59	76
Weighted Average					95.8		*n 66.9

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: 01-28-2025

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





# 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  
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## MidwestLandGroup.com

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