

MIDWEST LAND GROUP PRESENTS

35 ACRES IN

STEPHENSON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 35 +/- ACRES IN CENTRAL STEPHENSON COUNTY ILLINOIS

Discover the ideal mix of income-producing potential and outdoor recreation with this 34.88 +/- acre property located in the heart of Stephenson County. Just 5 minutes from Freeport, and an easy drive to Rockford and the Chicago suburbs, this property offers a rare combination of convenience and seclusion.

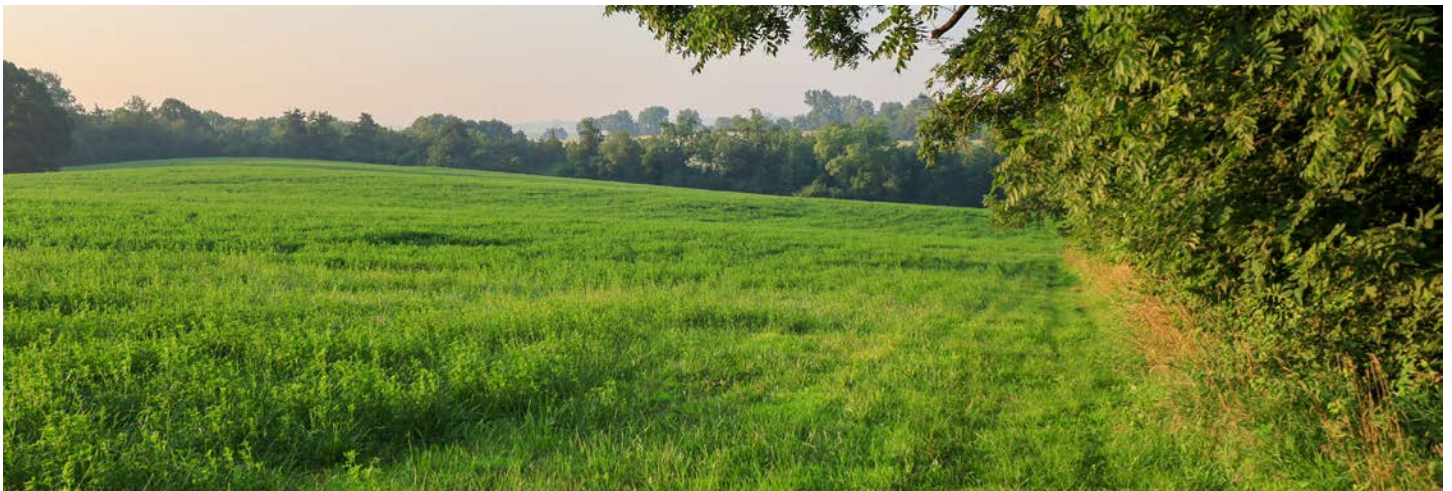
Approximately 18 acres are tillable, currently planted in a lush stand of alfalfa. The owner has invested heavily in nutrient management and fertilization, resulting in strong, productive ground. The soils consist primarily of Woodbine and Elizabeth Silt Loam. The tillable land is open for 2026 and the owner has offered to lease back the tillable acreage if desired.

The remaining 16 acres of mature timber offer excellent habitat for wildlife, including a strong population of deer and turkey. Yellow Creek forms the southern boundary, providing over 1,100 feet of frontage and enhancing the property's natural beauty. A well-established campsite

overlooking the creek sits in the southwest corner, perfect for fishing, camping, or simply relaxing by the water. The timbered acres consist of a mix of hardwood timber and cedar hillsides. A harvestable amount of black walnut trees is present, which could provide an immediate, or future source of income for the next owner.

For those looking to build their dream home, the property is zoned E-1, Estate Residence District, which allows for a single-family residence to be built. The gently rolling topography offers several scenic build sites to choose from with the potential for an exposed lower level. 2024 taxes totaled just \$774.

Whether you're planning to build, invest, or simply enjoy the outdoors, this property is a rare find. For more details or to schedule your private tour, contact Jason Heller at (815) 858-4403.



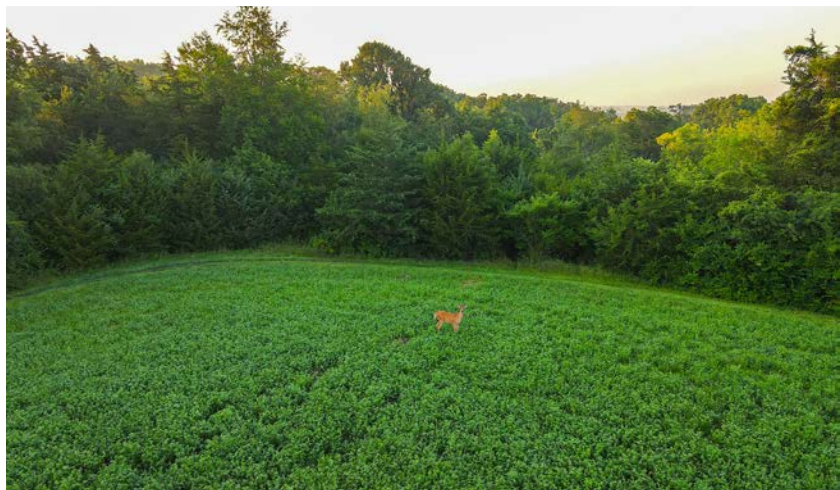
PROPERTY FEATURES

PRICE: **\$315,000** | COUNTY: **STEPHENSON** | STATE: **ILLINOIS** | ACRES: **35**

- 34.88 +/- total acres
- 18 +/- tillable acres
- 16 +/- wooded acres
- Buildable for a single-family residence
- 1,100 +/- feet of Yellow Creek frontage
- Established campsite overlooking Yellow Creek
- Large deer & turkey population
- Recreational opportunities including hunting, fishing, camping, or ATV riding
- Timber value
- 2024 taxes totaled \$774
- 5 minutes to Freeport, Illinois
- 45 minutes to Rockford, Illinois
- 1 hour 30 minutes to Chicago suburbs



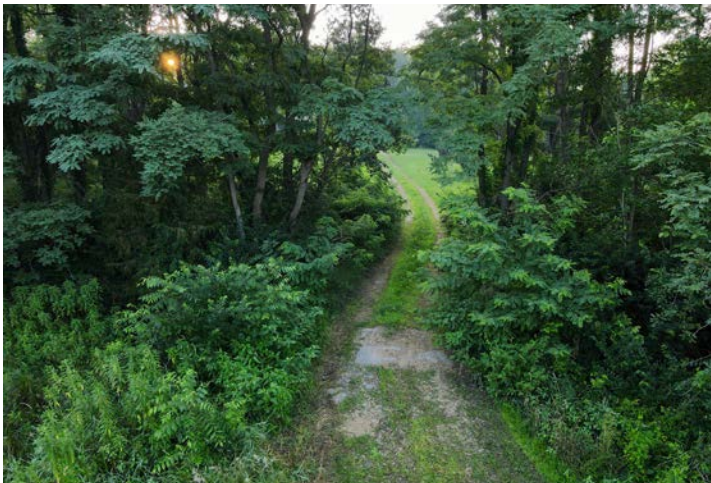
34.88 +/- TOTAL ACRES



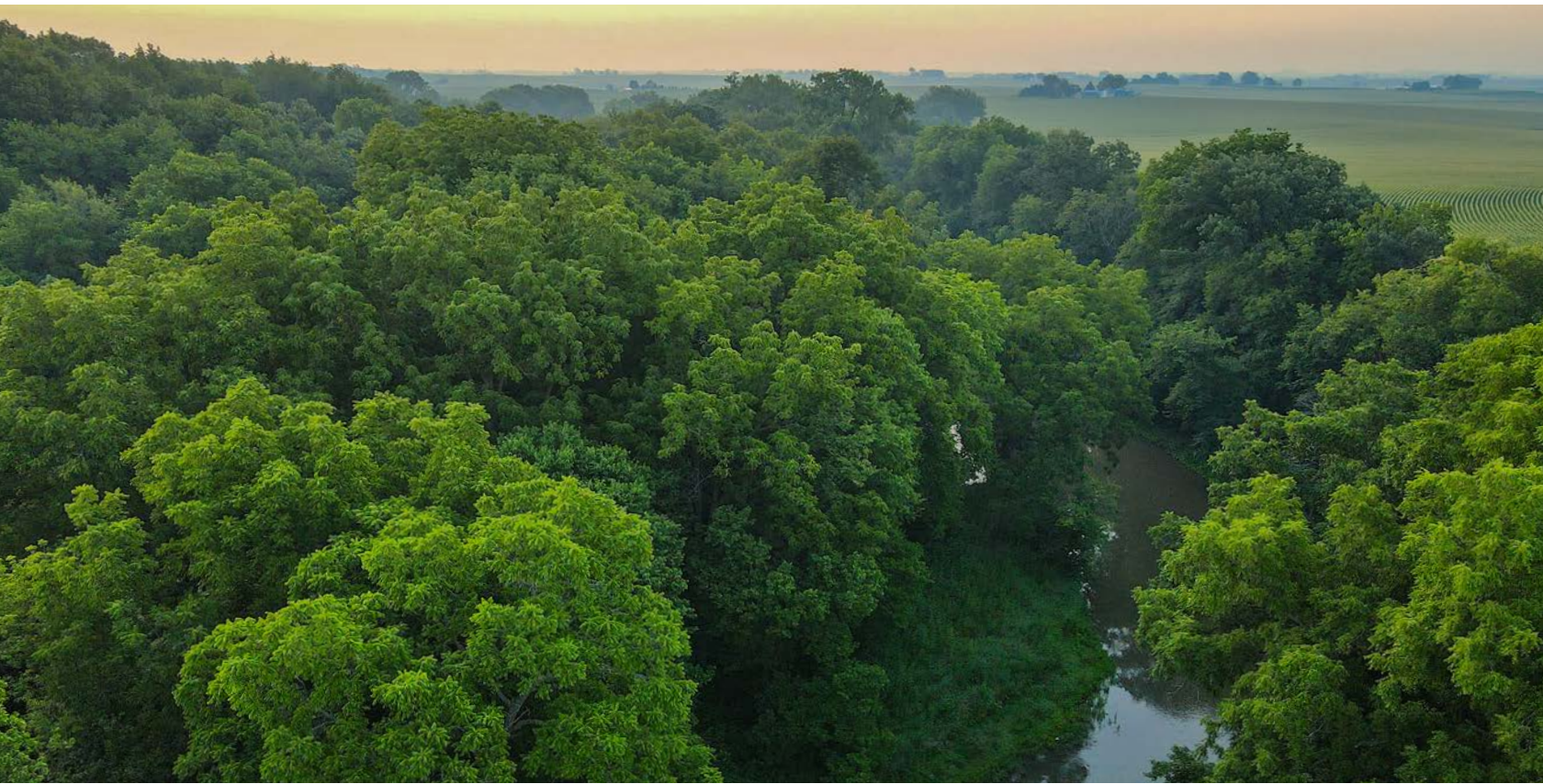
18 +/- TILLABLE ACRES



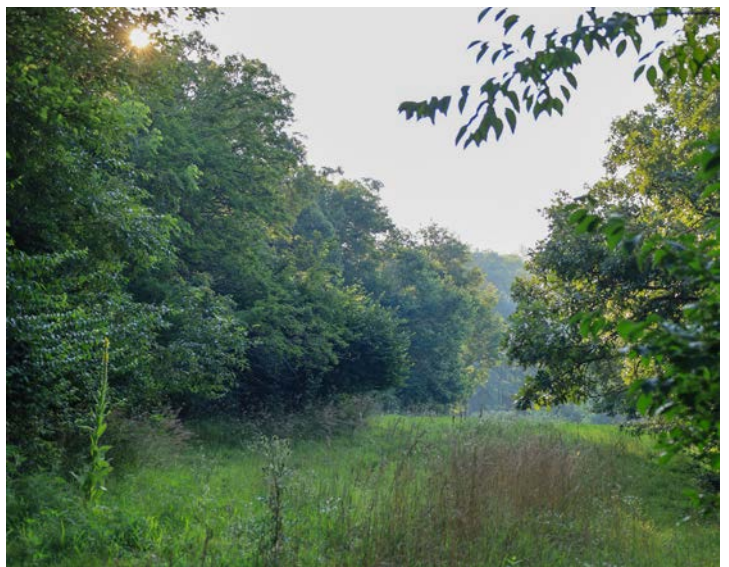
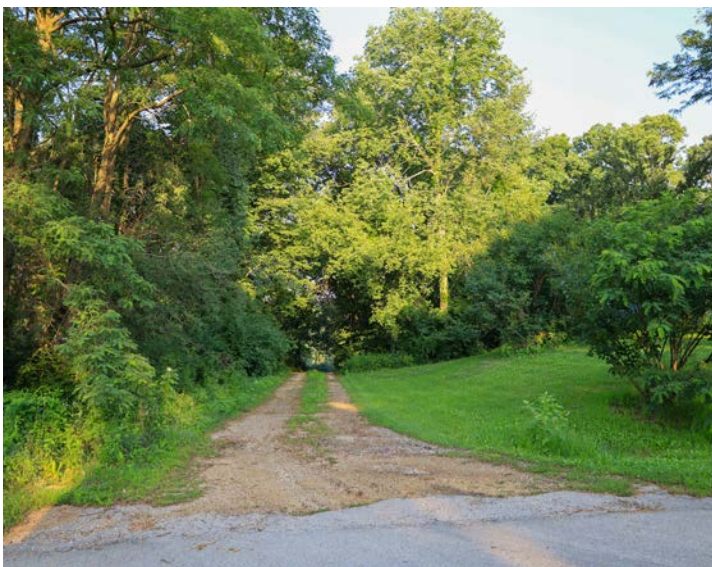
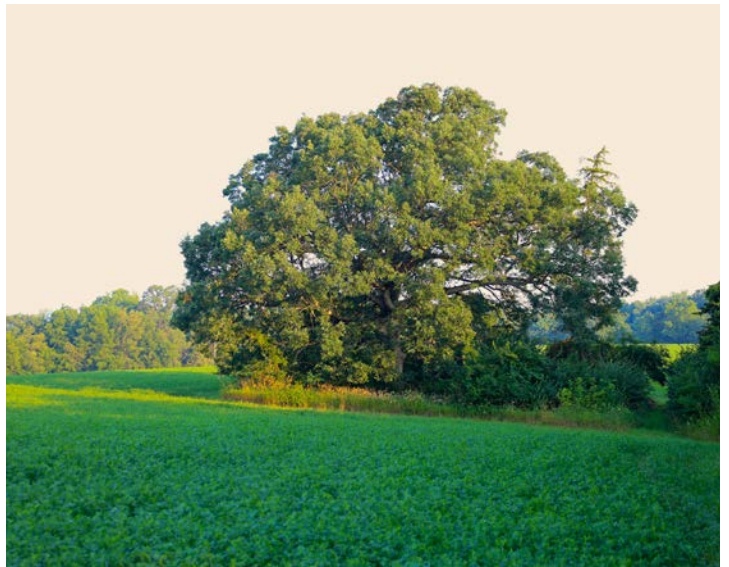
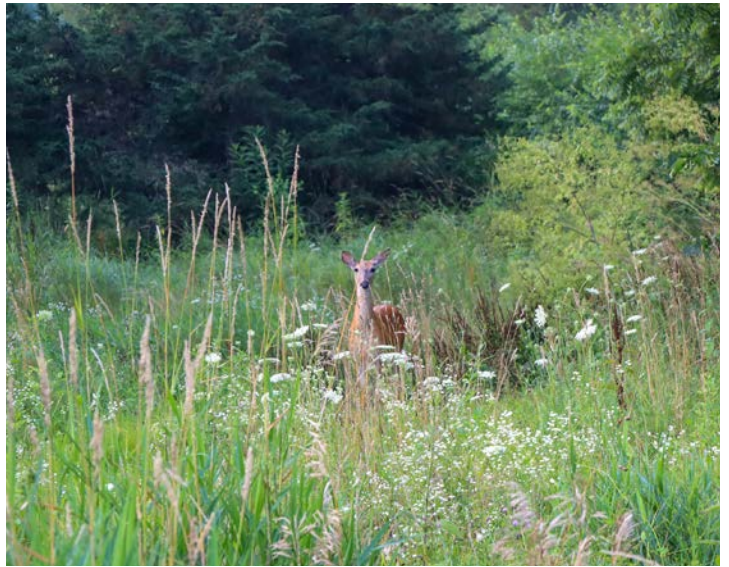
16 +/- WOODED ACRES



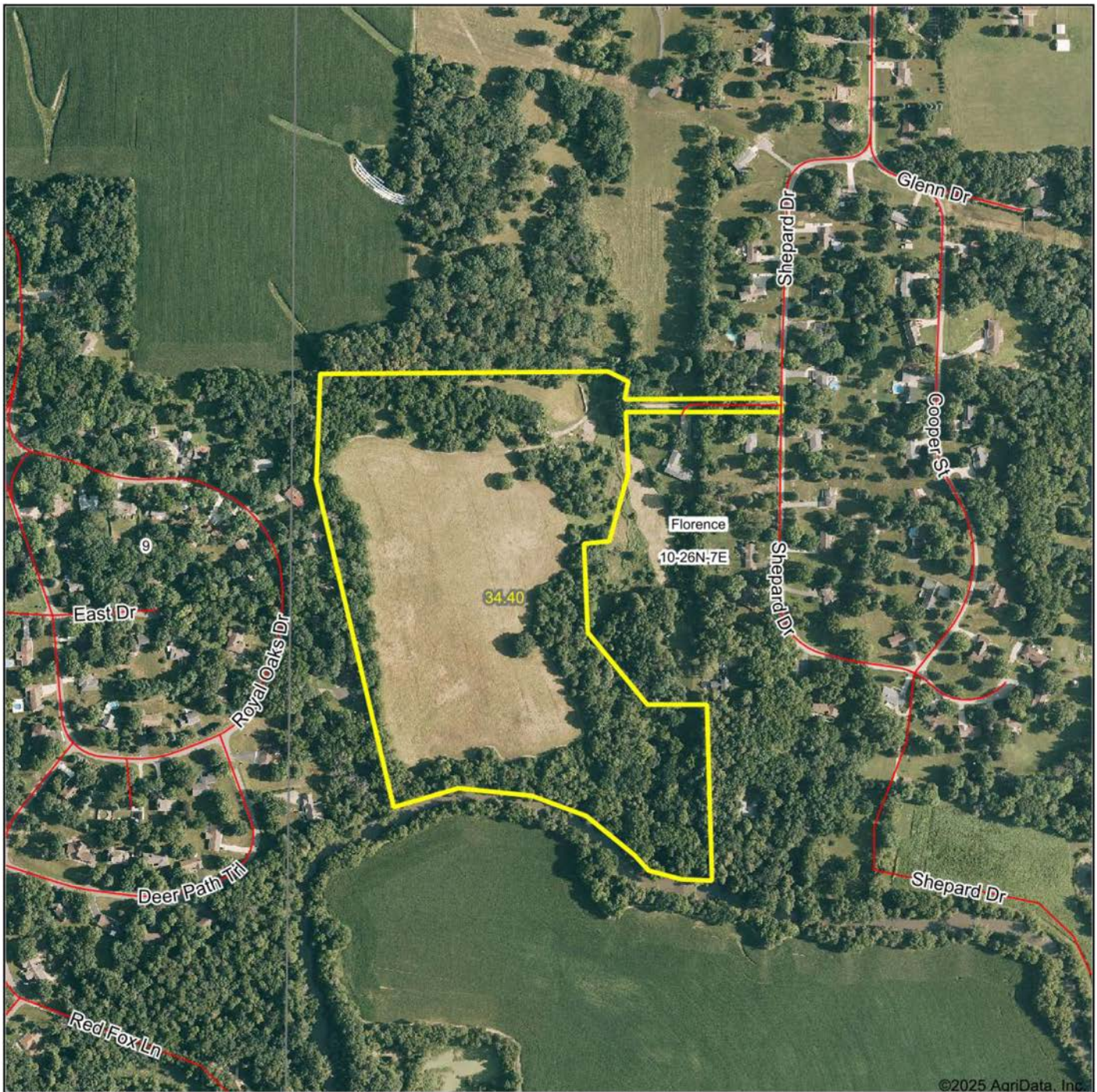
1,100 +/- FEET OF YELLOW CREEK FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 42° 15' 43.94, -89° 41' 11.62

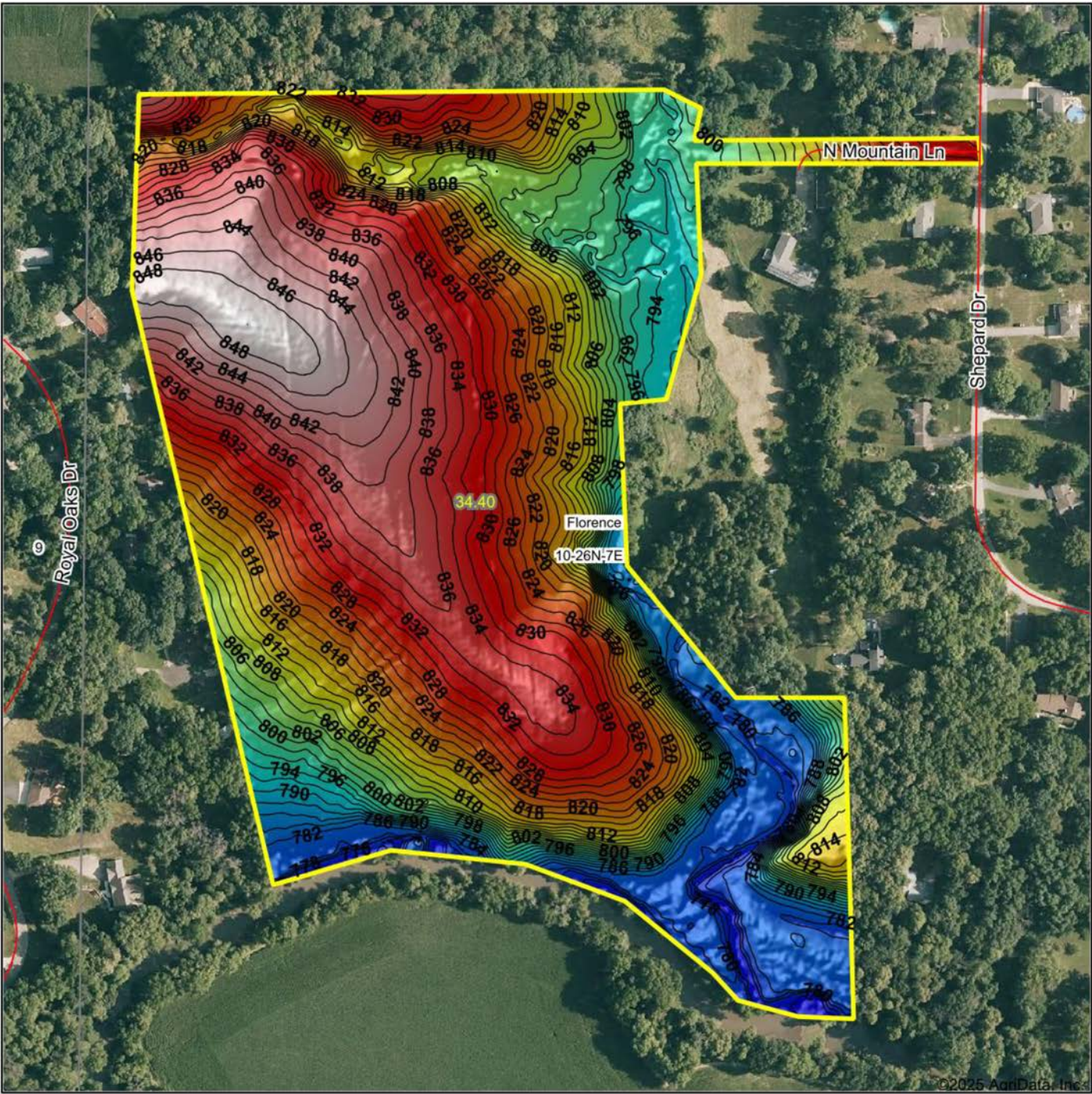
10-26N-7E
Stephenson County
Illinois

0ft 523ft 1046ft



7/17/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 2
Min: 773.6
Max: 849.8
Range: 76.2
Average: 816.7
Standard Deviation: 20.11 ft

0ft 287ft 574ft

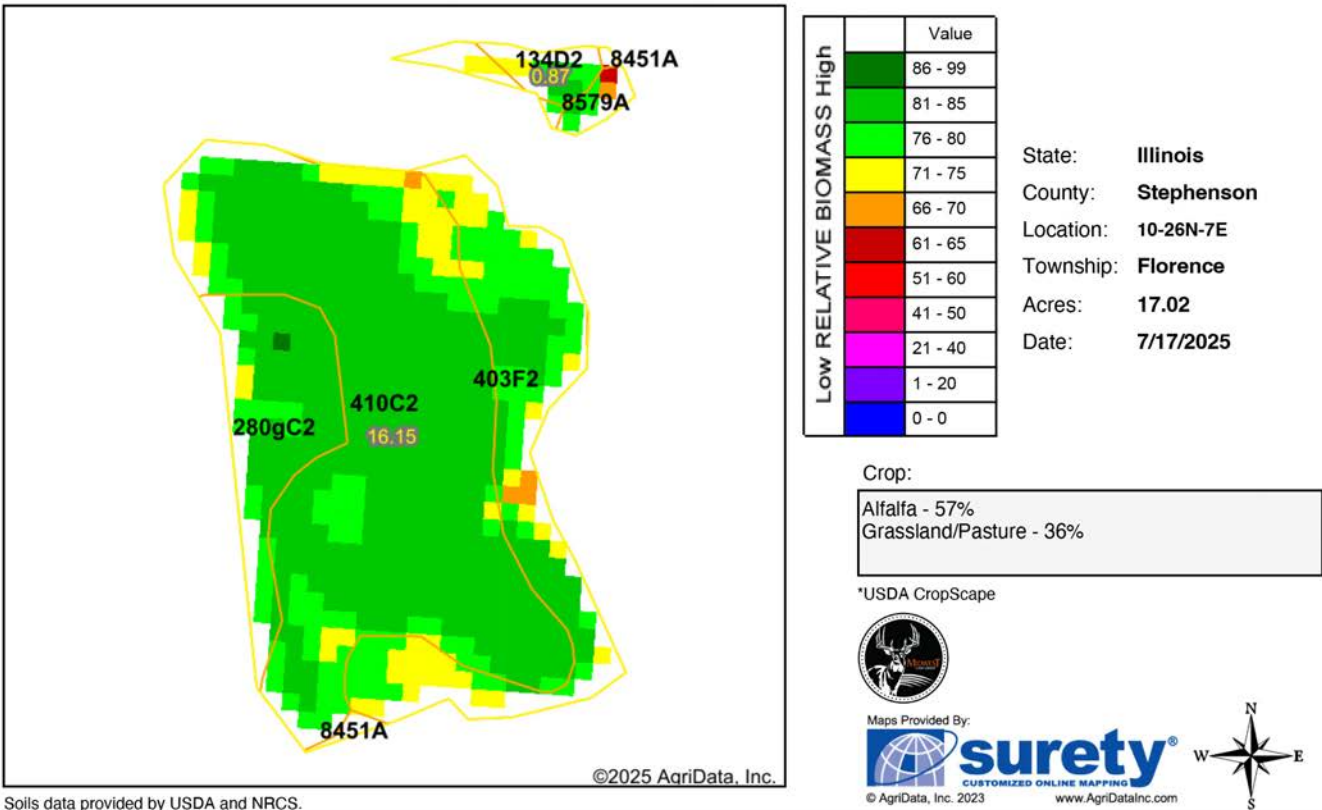


7/17/2025

10-26N-7E
Stephenson County
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Boundary Center: 42° 15' 43.94, -89° 41' 11.62

CROP GROWTH - NDVI(2024) WITH SOILS



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
**410C2	Woodbine silt loam, 5 to 10 percent slopes, eroded	9.98	58.6%	Well drained	**91	81.7	71
**403F2	Elizabeth silt loam, 18 to 35 percent slopes, eroded	4.18	24.6%	Somewhat excessively drained	**39	77.6	6
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.14	12.6%	Well drained	**113	81.6	84
**134D2	Camden silt loam, 10 to 18 percent slopes, eroded	0.39	2.3%	Well drained	**104	77.7	79
**8579A	Beavercreek silt loam, 0 to 2 percent slopes, occasionally flooded	0.24	1.4%	Well drained	**87	75.3	53
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	0.09	0.5%	Somewhat poorly drained	140	0	89
Weighted Average					81.5		*n 56.7

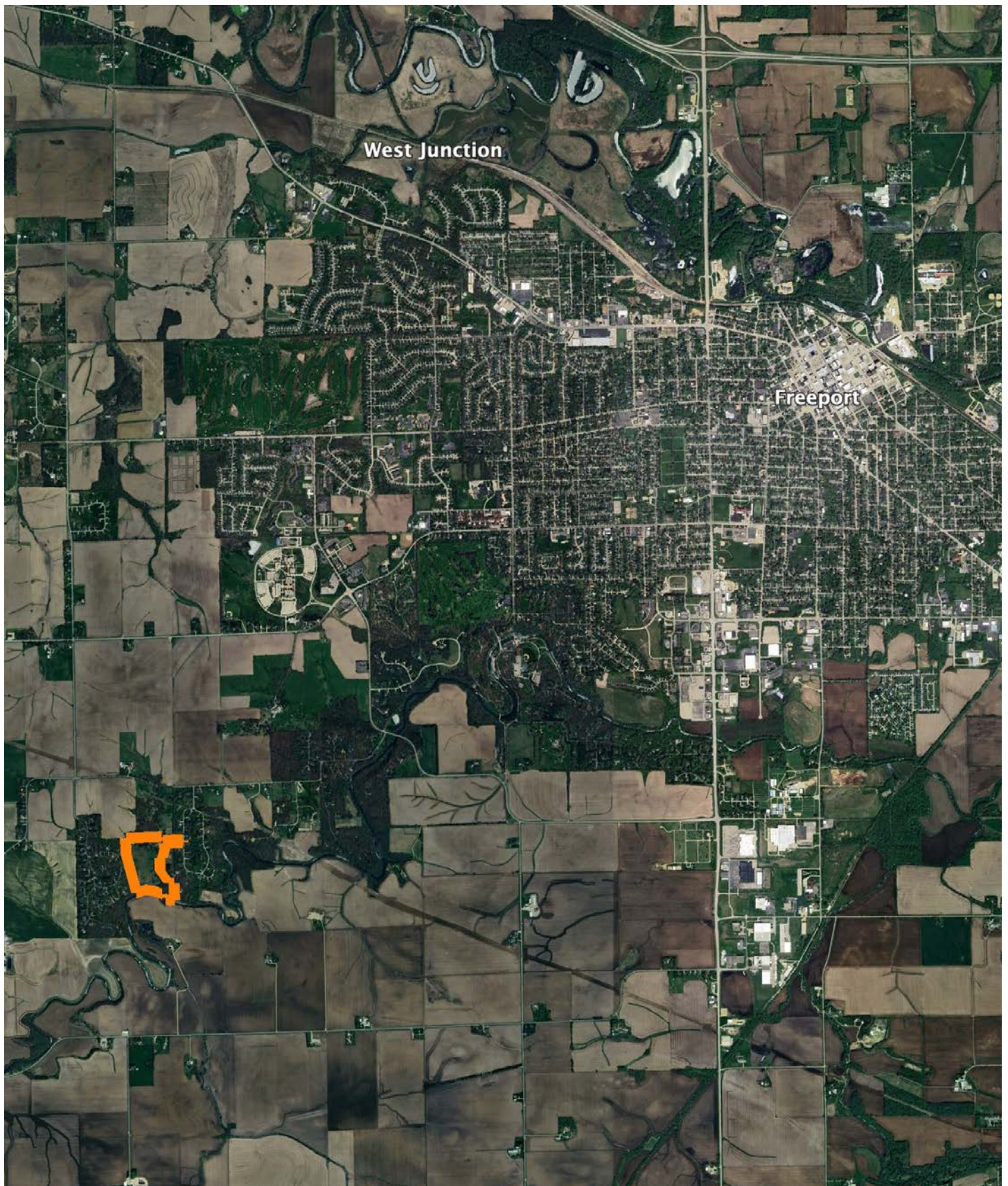
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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 II. 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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