

MIDWEST LAND GROUP PRESENTS

33.1 ACRES IN

STEPHENSON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CAMP CADE, A DEVELOPABLE CAMPGROUND OPPORTUNITY IN NORTHERN ILLINOIS

Nestled in the quiet countryside of northern Illinois, Camp Cade presents a unique opportunity for campground developers, investors, or outdoor hospitality operators. With 33.15 +/- acres of gently rolling landscape and a peaceful oak savanna setting, this property offers the ideal backdrop for a campground that blends rural charm with modern convenience. Located just outside Freeport and within reach of major population centers, Camp Cade combines excellent accessibility with a tranquil, natural atmosphere.

Already approved for campground use through a special use permit, the property offers a strong foundation for development. An interior road system is in place, along with essential utility infrastructure including two wells and an electrical transformer ready for 400-amp electric service. While these systems are currently not in active operation, they are established on-site and provide a head start for final utility setup tailored to your development plans. The layout lends itself well to a mix of RV and tent campsites, and the natural contours of the land provide privacy, shade, and scenic views throughout.

Beyond the property boundaries, Camp Cade is surrounded by a diverse array of recreational attractions that make the area a compelling destination. Guests will enjoy direct access to northern Illinois' premier trail systems like the Jane Addams Trail and Pecatonica Prairie Trail, ideal for hiking, biking, and cross-country skiing. Nature lovers will appreciate the proximity to Oakdale Nature Preserve and Apple River Canyon, while families and groups can take advantage of Freeport's many local parks, including Krape Park.

With a picturesque setting, proper zoning already in place, and numerous nearby attractions to draw visitors, Camp Cade is well-positioned for success. Whether your vision includes a boutique glamping resort, a traditional family campground, or a combination of outdoor recreation and overnight stays, this is a property that offers both flexibility and lasting potential. Revenue and expense projections are available upon request, giving you a rare opportunity to bring a campground concept to life with confidence. For more information or to schedule a private tour contact Jason Heller at (815) 858-4403.



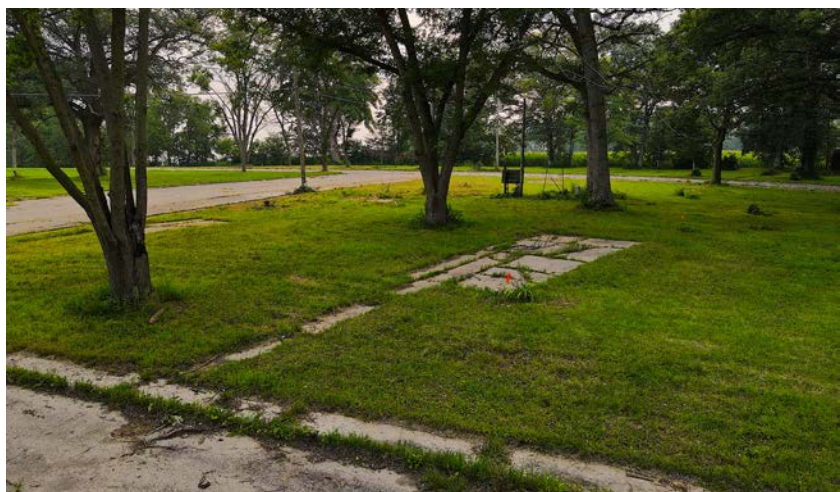
PROPERTY FEATURES

PRICE: **\$650,000** | COUNTY: **STEPHENSON** | STATE: **ILLINOIS** | ACRES: **33.1**

- 33.15 +/- acres
- Potential for approximately 110 RV and 100 tent campsites
- Interior road system in place
- 2 wells on property
- Transformer in place, ready for 400 amp electric service
- Paved road frontage off East River Road
- Peaceful & scenic surroundings
- Oak savanna landscape
- Numerous local recreational opportunities
- Zoned A-1, with a special use permit to allow a campground
- 2024 taxes totaled \$9,662.84
- Revenue & expense projections available upon request
- 15 minutes to Freeport, IL
- 45 minutes to Rockford, IL
- 1.5 hours to Madison, WI
- 2 hours to Chicago suburbs



33.15 +/- ACRES



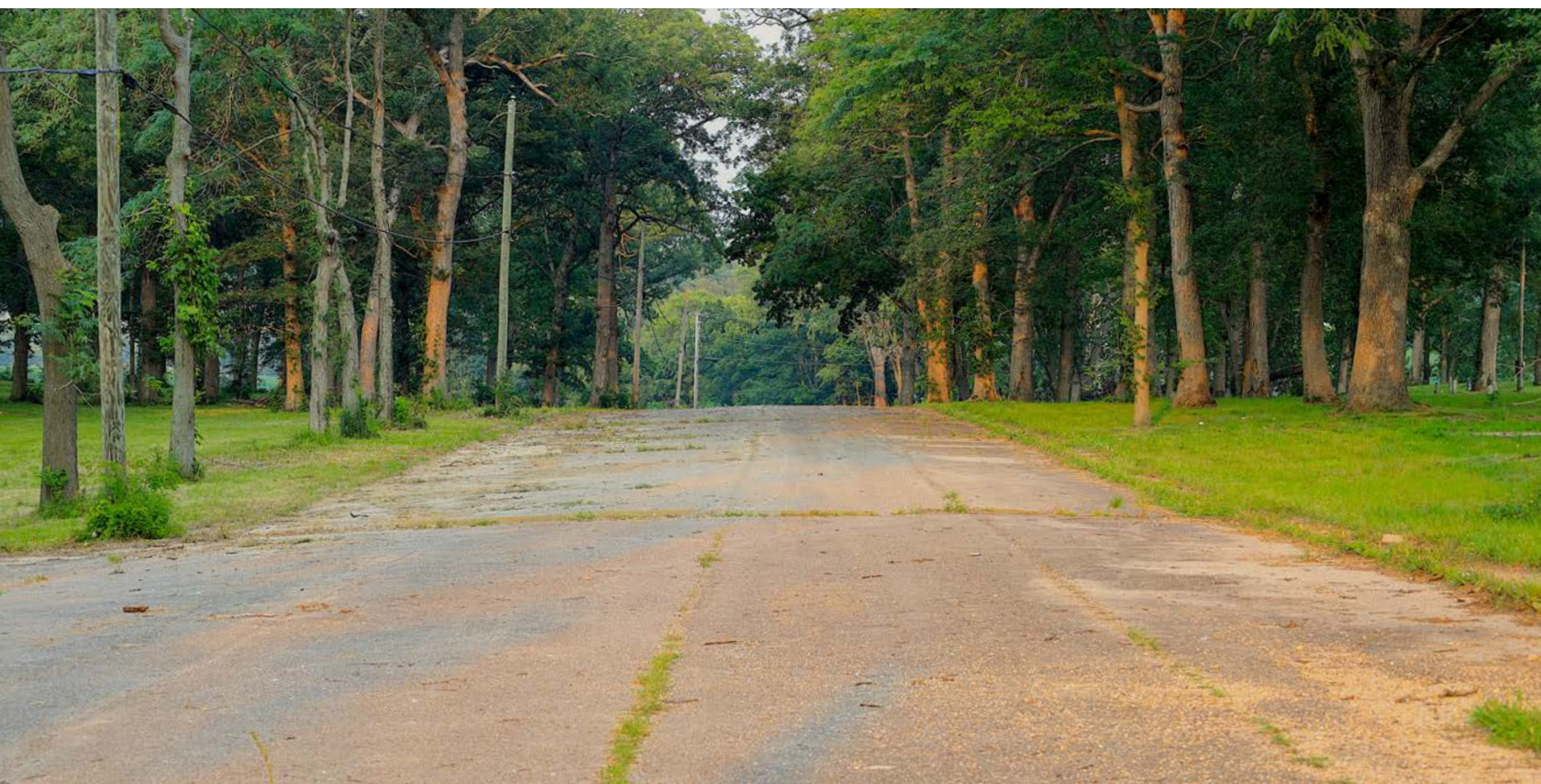
INTERIOR ROAD SYSTEM IN PLACE



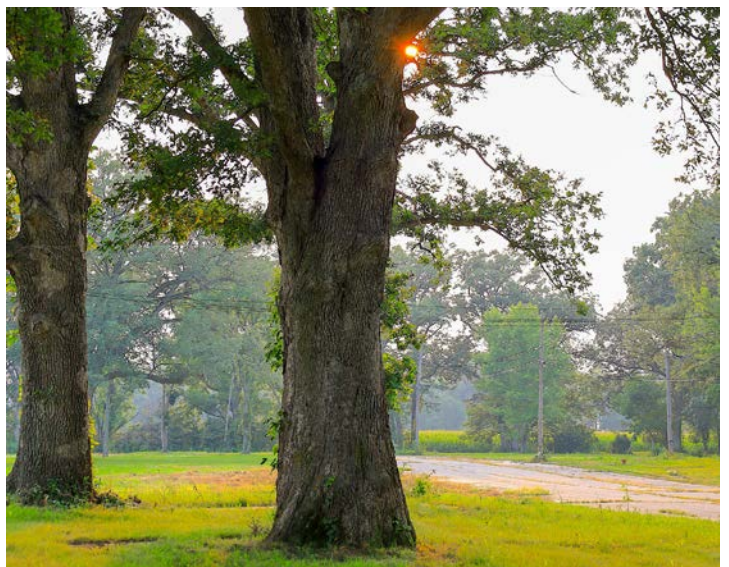
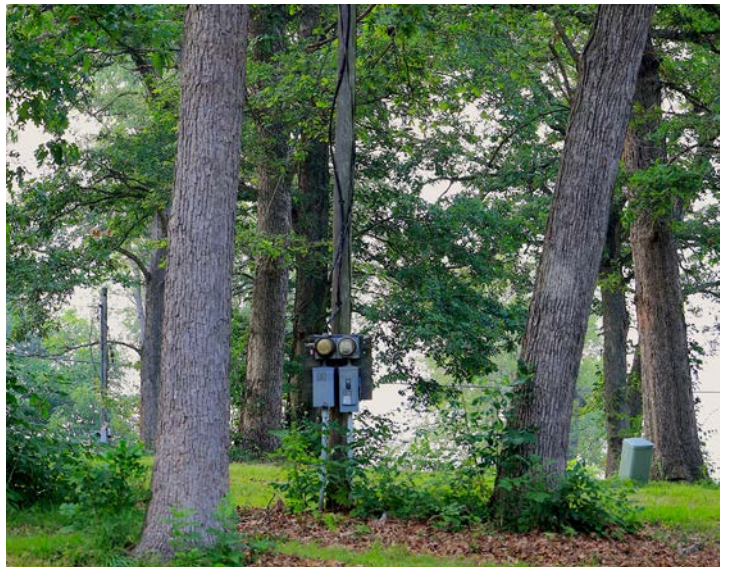
110 RV AND 100 TENT CAMPSITES



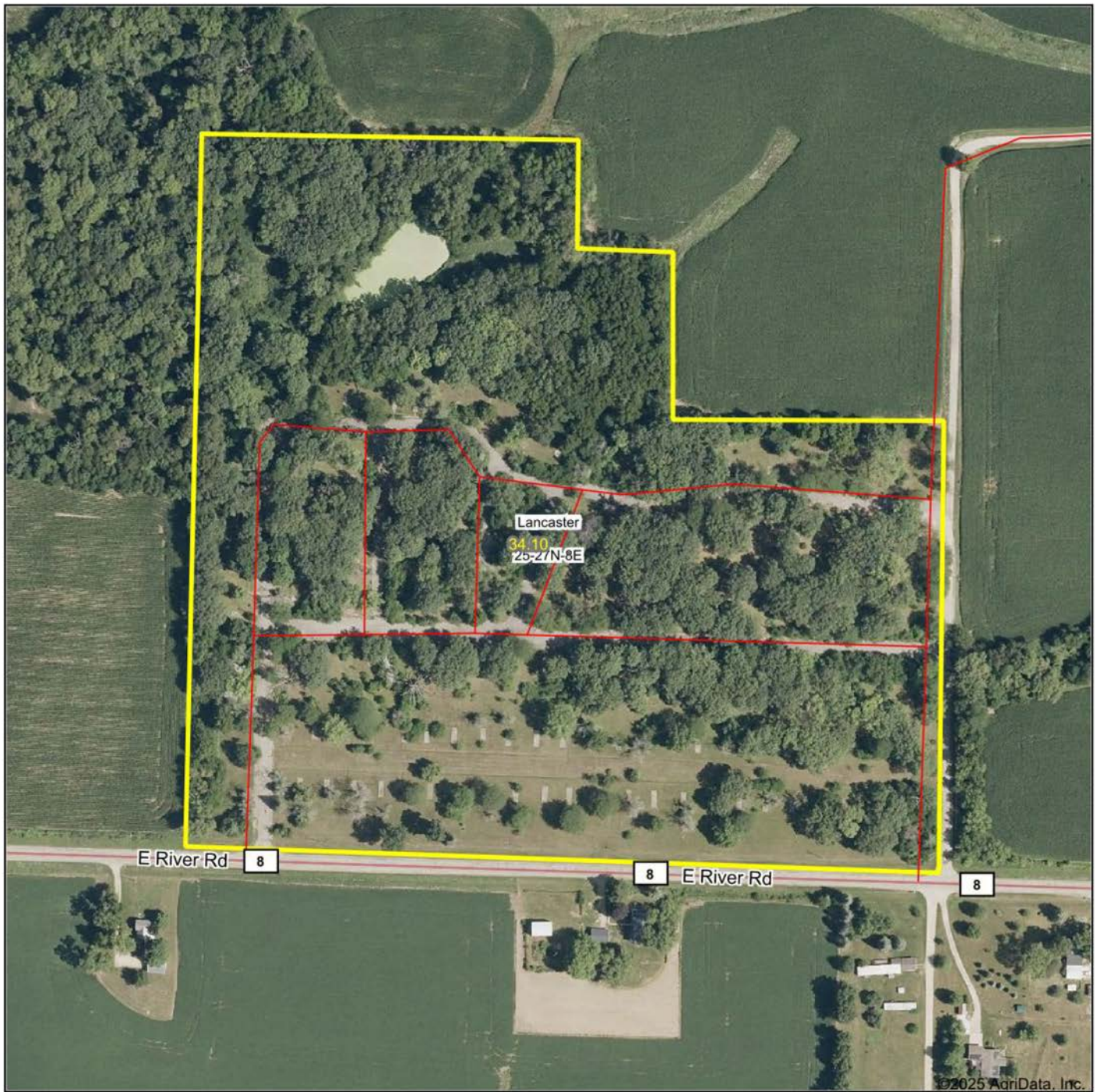
PAVED ROAD FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 18' 39.95, -89° 31' 34.24

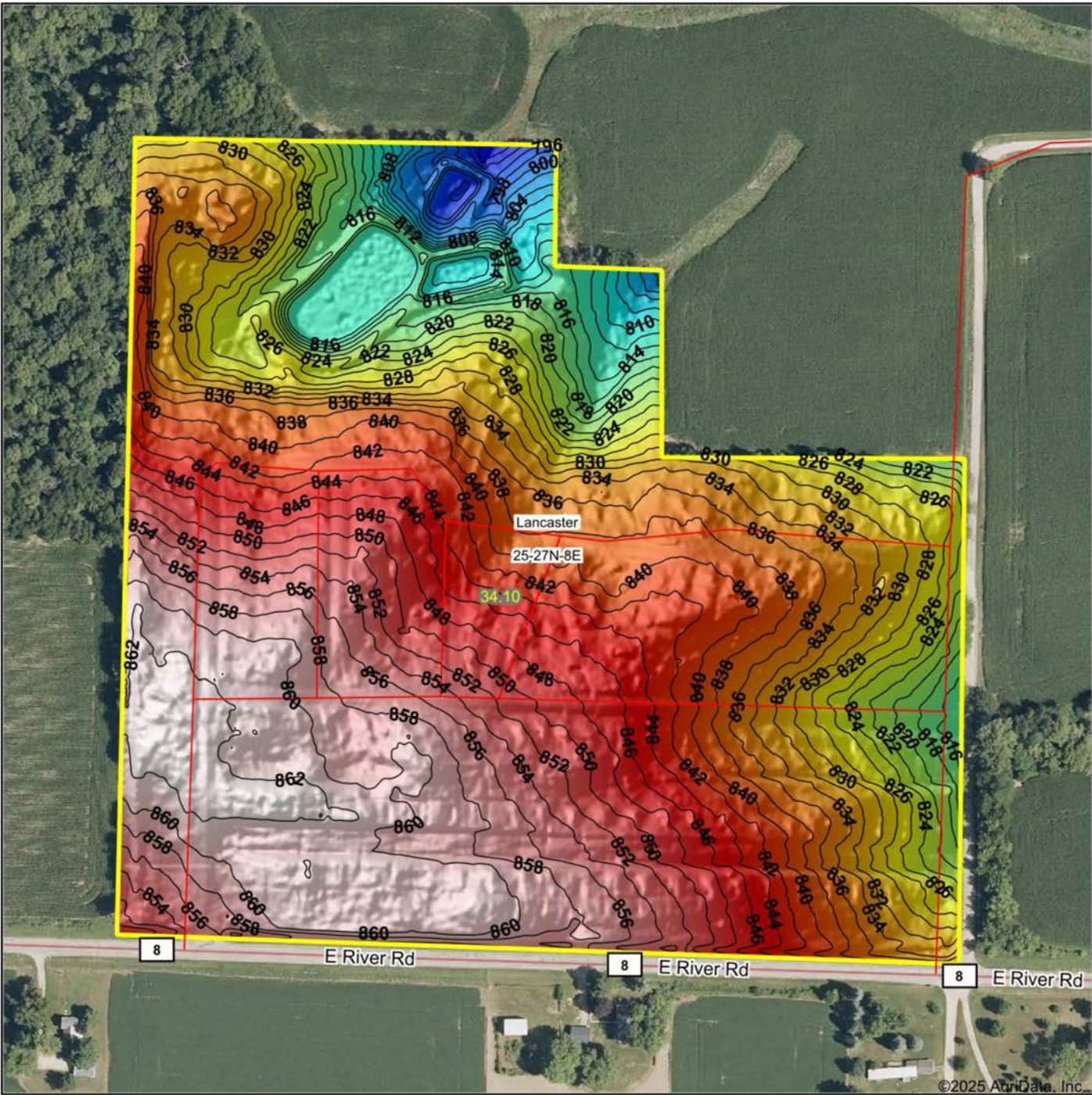
0ft 281ft 561ft

25-27N-8E
Stephenson County
Illinois



7/21/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 2

Min: 790.8

Max: 863.6

Range: 72.8

Average: 840.0

Standard Deviation: 15.85 ft

0ft 252ft 504ft

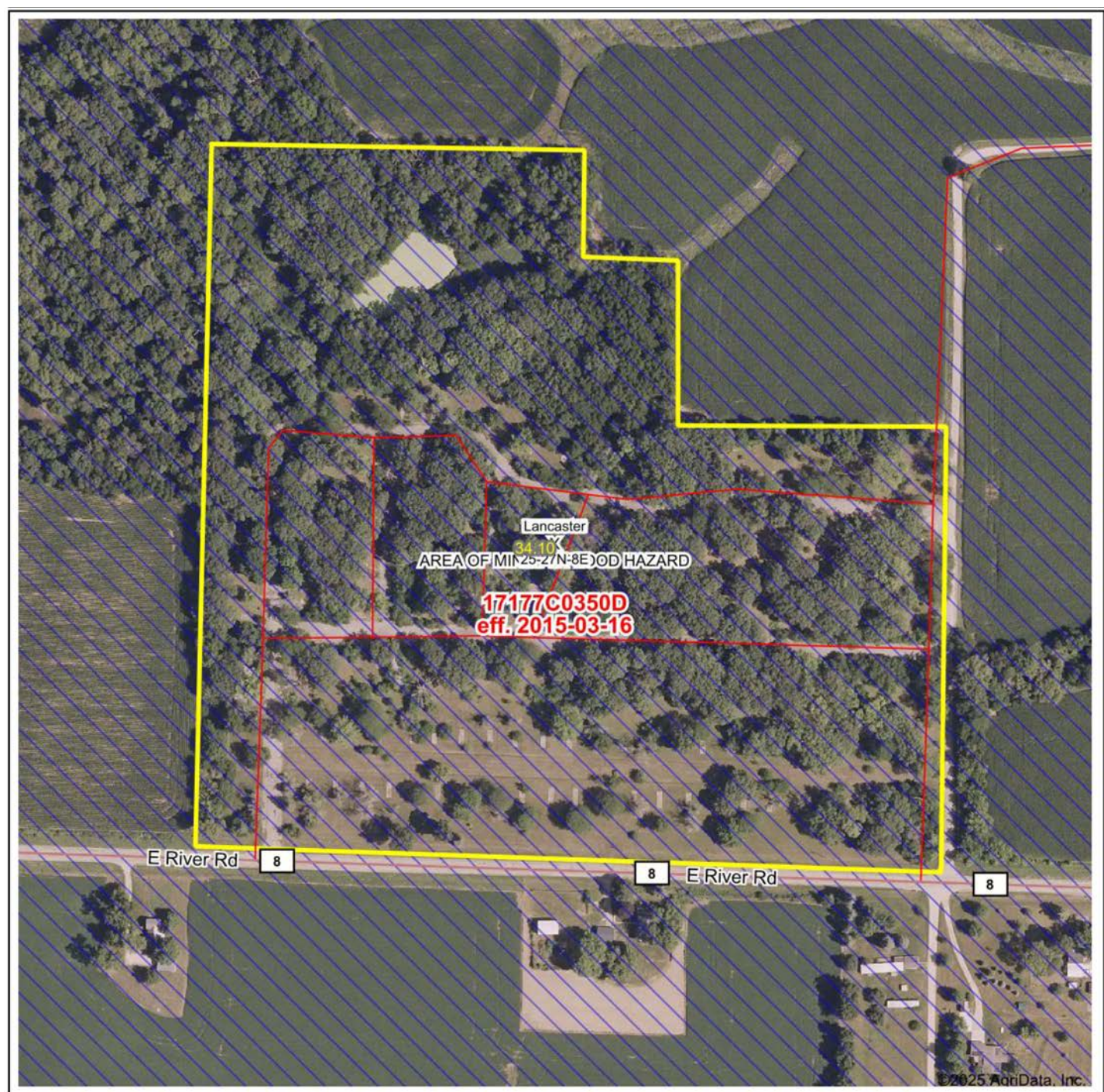


7/21/2025

25-27N-8E
Stephenson County
Illinois

Boundary Center: 42° 18' 39.95, -89° 31' 34.24

FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

7/21/2025

Mapped Acres:

34.1

Actual Acres:

34.1

Maps Provided By:

 **surety**
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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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