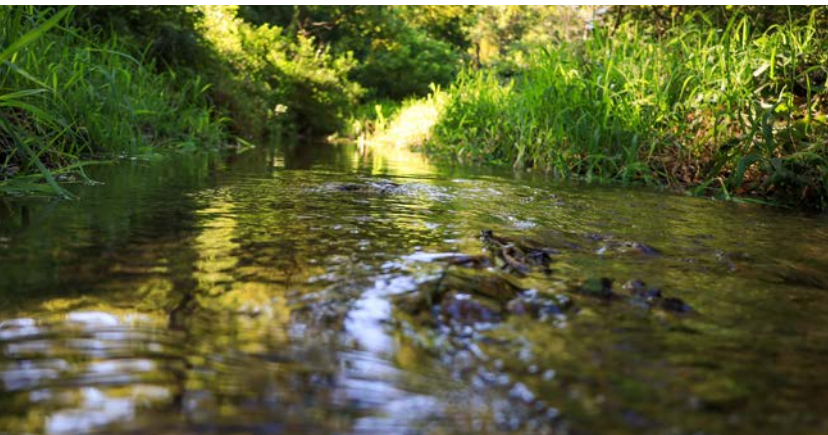


MIDWEST LAND GROUP PRESENTS



BUREAU COUNTY, IL

404 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PREMIER SANCTUARY IN BUREAU COUNTY

For the first time in over 33 years, this remarkable 404 +/- acre estate near Tiskilwa, Illinois, is available—a meticulously crafted sanctuary blending natural beauty, recreational opportunities, and investment potential. Established by the Chidgey family in 1991, this property features rolling hills, mature hardwood forests, and a 6-acre spring-fed lake, creating an ideal retreat for outdoor enthusiasts. With 125 acres of income-producing farmland, extensive ATV trails, and thriving wildlife populations—including trophy whitetails and wild turkeys—this estate is a rare find. Just two hours from Chicago, and 30–45 minutes from Illinois Valley Regional Airport (VYS) and Quad Cities International Airport (MLI), it offers both seclusion and accessibility.

The heart of the property is a private barndominium compound, featuring a 1,500 square-foot rustic cabin with a wood-burning fireplace for cozy gatherings, alongside a heated 30'x60' workshop perfect for equipment and storage. High-speed Starlink internet ensures connectivity, making it perfect for remote work or a peaceful escape. The land's diverse topography—high ridges, creek bottoms, and a pristine lake—invites

exploration, whether hunting, fishing, or simply enjoying the scenic views. Thoughtfully managed trails provide easy access to every corner, from food plots to secluded wildlife areas, ensuring endless opportunities for adventure.

Beyond its recreational allure, this estate offers strong financial potential with 125 tillable acres generating steady farm income, plus marketable timber and opportunities for conservation programs. For over three decades, the owners shaped this land into a legacy, raising their family amid its woods and waters. Whether you seek a hunting and fishing haven, a family retreat, or a lasting investment, this property delivers. Private showings are available for qualified buyers only; proof of funds or pre-qualification is required to experience this extraordinary sanctuary.

This land has been cared for and cherished with a focus on stewardship, wildlife, and legacy. As the saying goes, "It's not ours, it's just our turn." Now, your turn is next—to write the next chapter of this remarkable Bureau County estate.



PROPERTY FEATURES

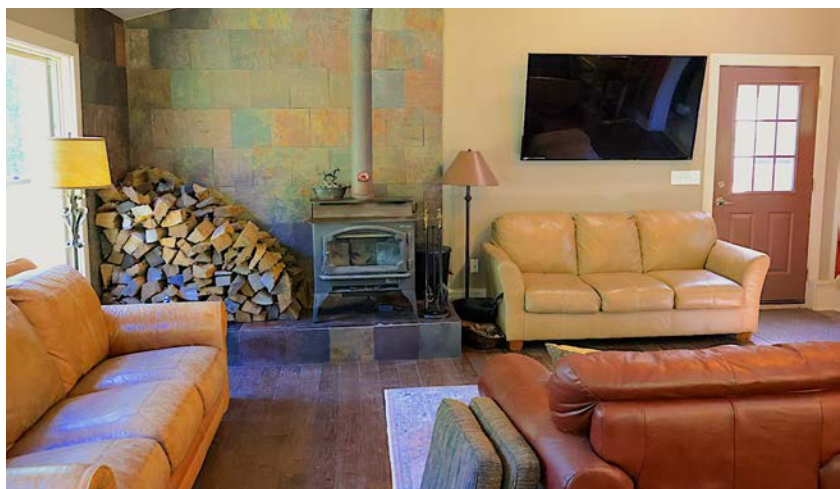
PRICE: **\$4,820,000** | COUNTY: **BUREAU** | STATE: **ILLINOIS** | ACRES: **404**

- 279 +/- acres of hardwood timber
- Trophy-caliber whitetail and turkey population with proven history
- 6-acre spring-fed private lake with excellent fishing
- Year-round streams for reliable water sources
- Rolling hardwood timber with diverse species and marketable black walnut
- 30'x60' heated machine shed with full concrete floor
- 1,500 square-foot cabin attached to a shed—ideal for hunting camp or family use
- Starlink high-speed internet for remote work and connectivity
- Extensive trail system for easy access across the property
- Scenic ridges, valleys, and creek bottoms throughout
- Long-term wildlife management and sanctuary practices are in place
- Potential for additional habitat projects, food plots, or expansion of CRP acres
- Excellent road frontage and convenient access to nearby towns and amenities
- 1 hour 15 minutes to the Quad Cities
- 1 hour 50 minutes to the Chicagoland area
- 3 hours to Saint Louis



1,500 SQUARE-FOOT CABIN

The heart of the property is a private barndominium compound, featuring a 1,500 square-foot rustic cabin with a wood-burning fireplace for cozy gatherings.



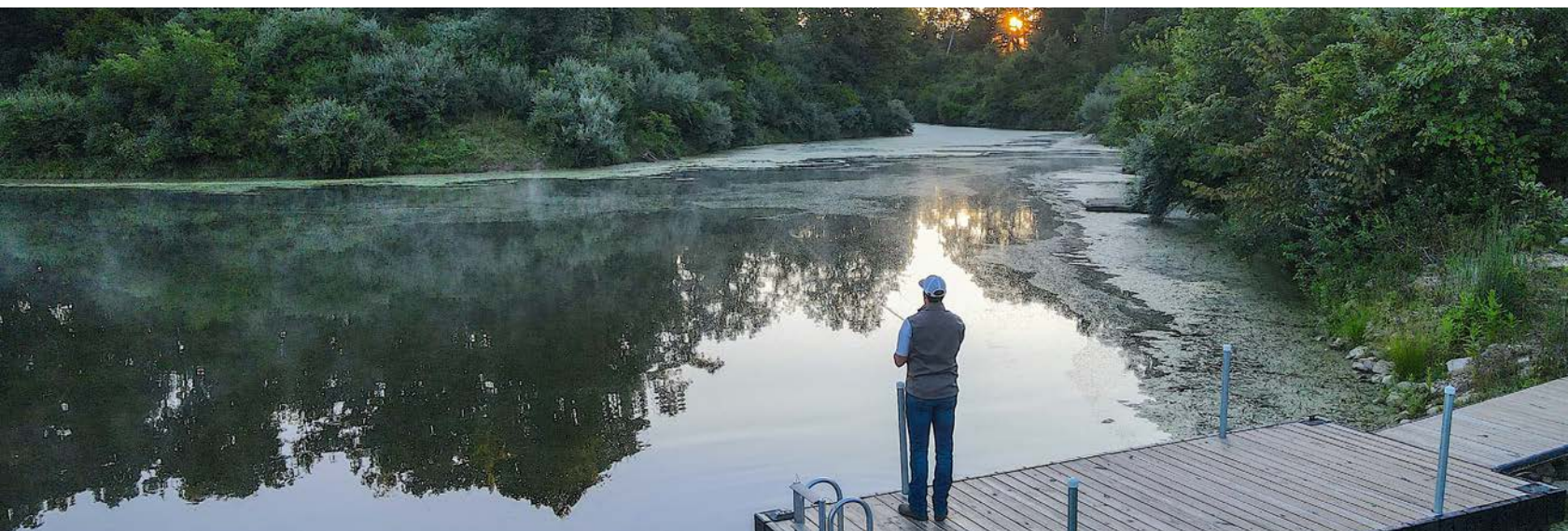
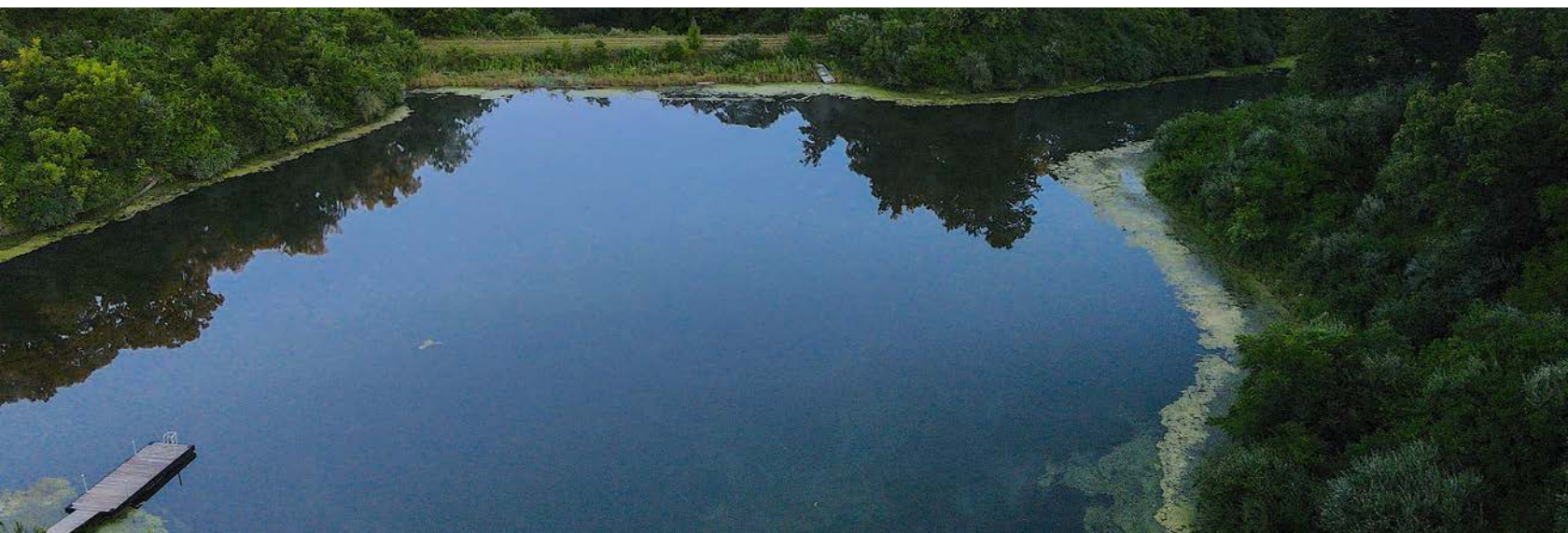
CONVENIENT ACCESS



30'X60' HEATED MACHINE SHED



6-ACRE SPRING-FED PRIVATE LAKE



RECREATIONAL OPPORTUNITIES

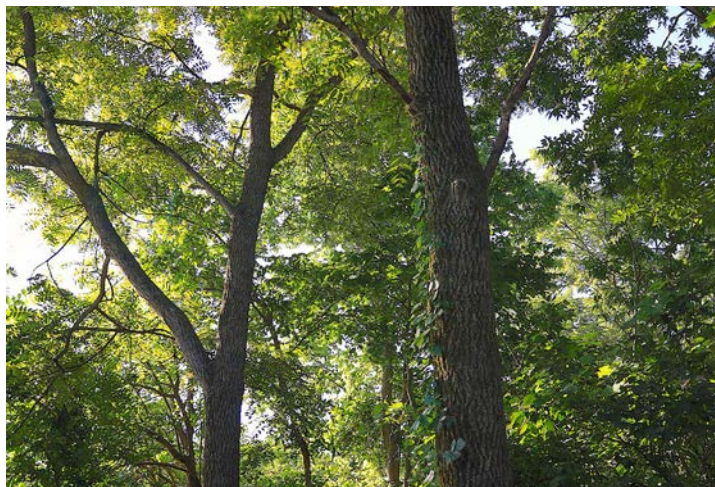
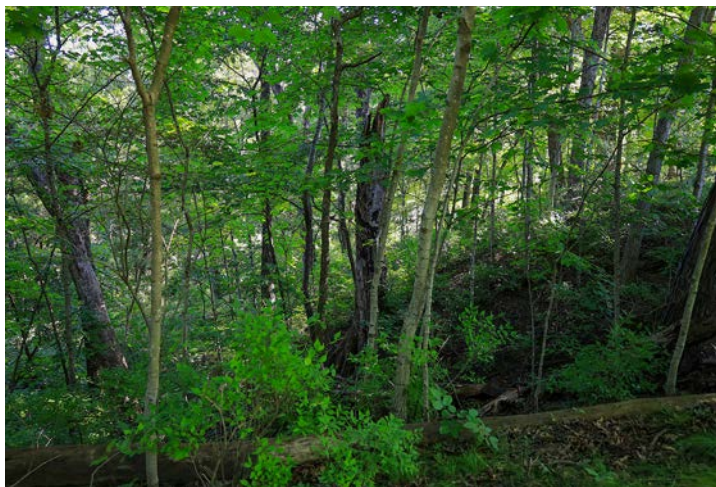
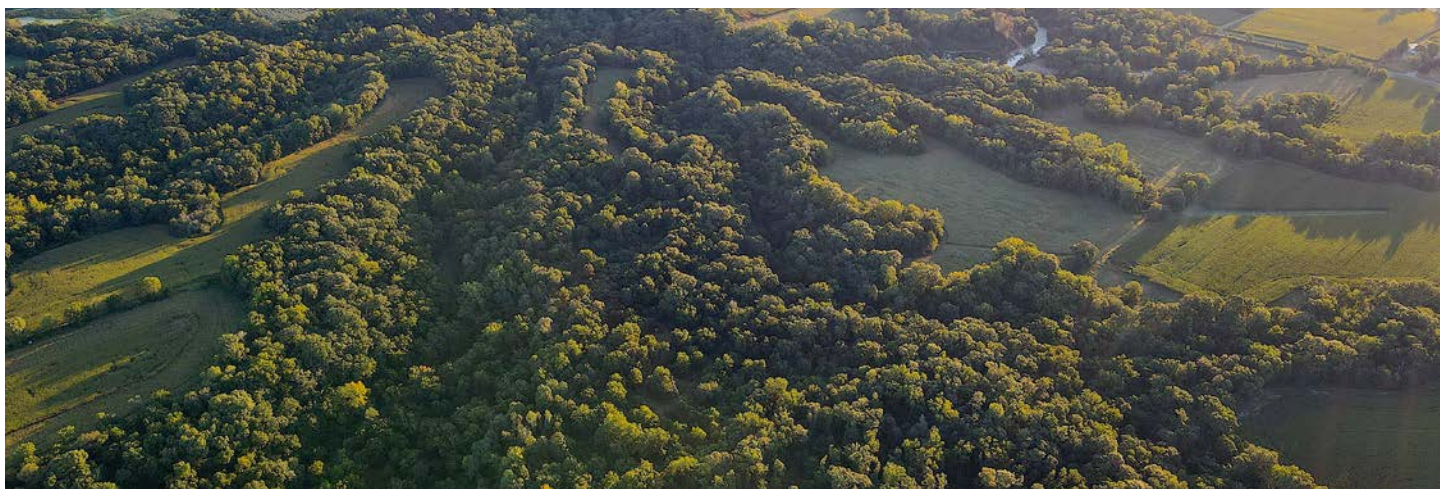
Whether you seek a hunting and fishing haven, a family retreat, or a lasting investment, this property delivers.



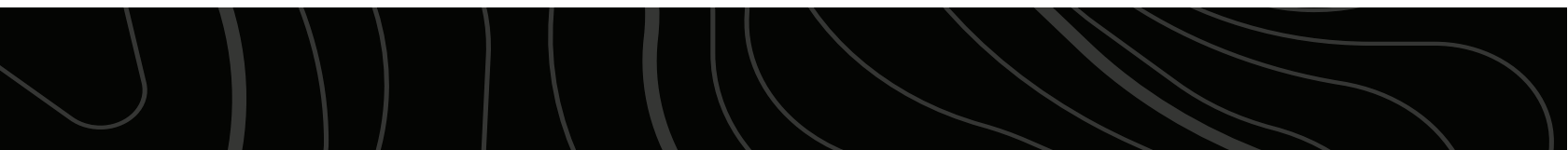
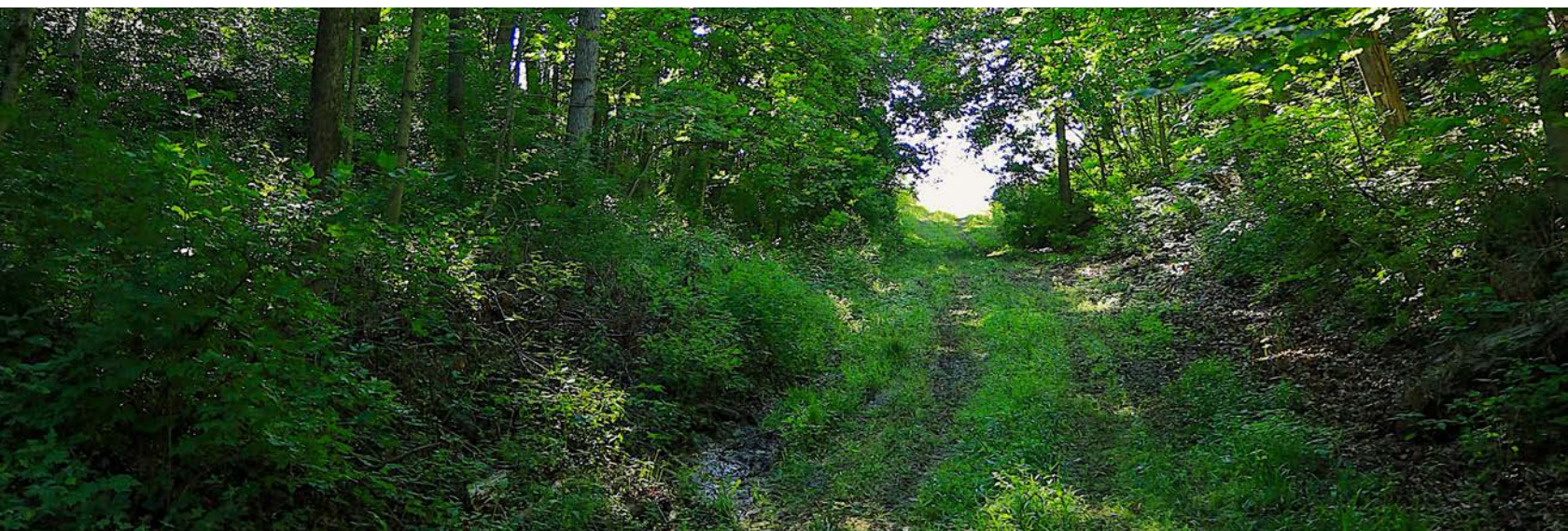
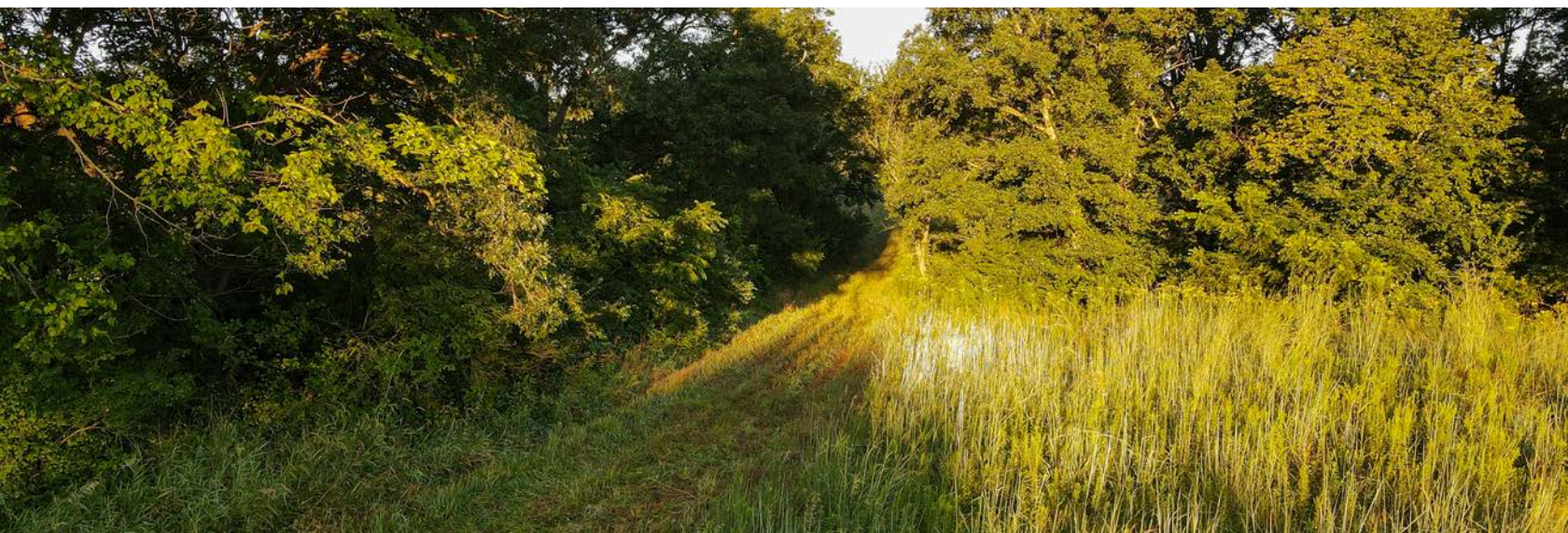
125 +/- TILLABLE ACRES



279 +/- ACRES OF HARDWOOD TIMBER



EXTENSIVE TRAIL SYSTEM



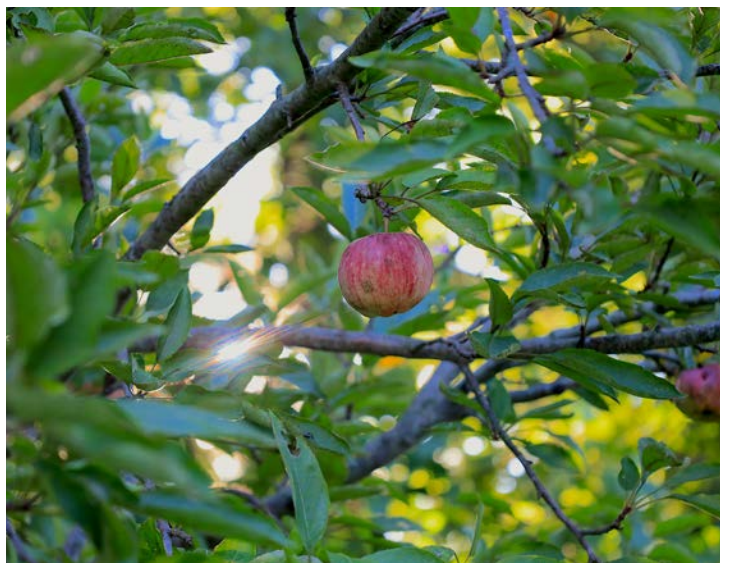
YEAR-ROUND STREAMS



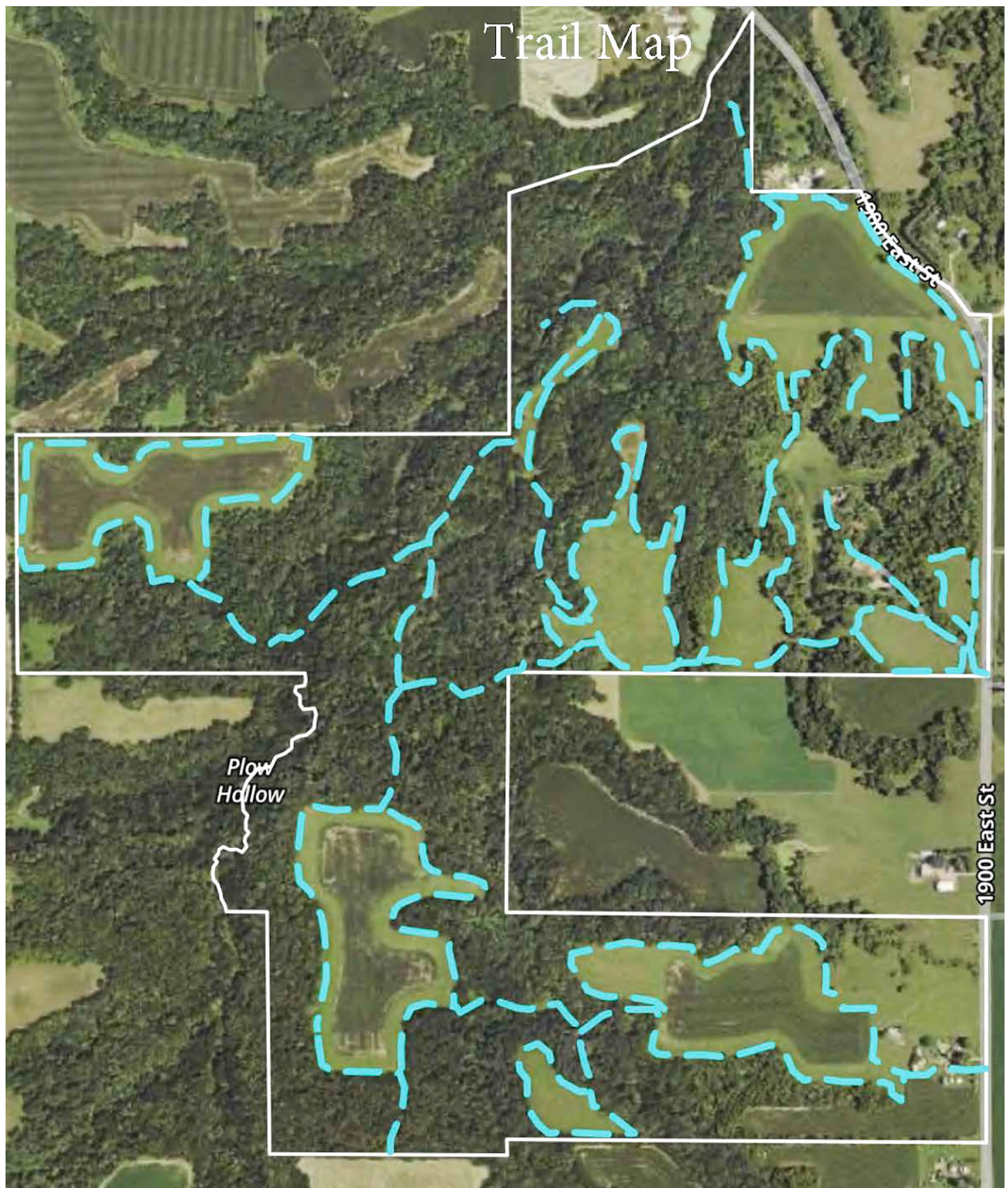
TRAIL CAMERA PHOTOS



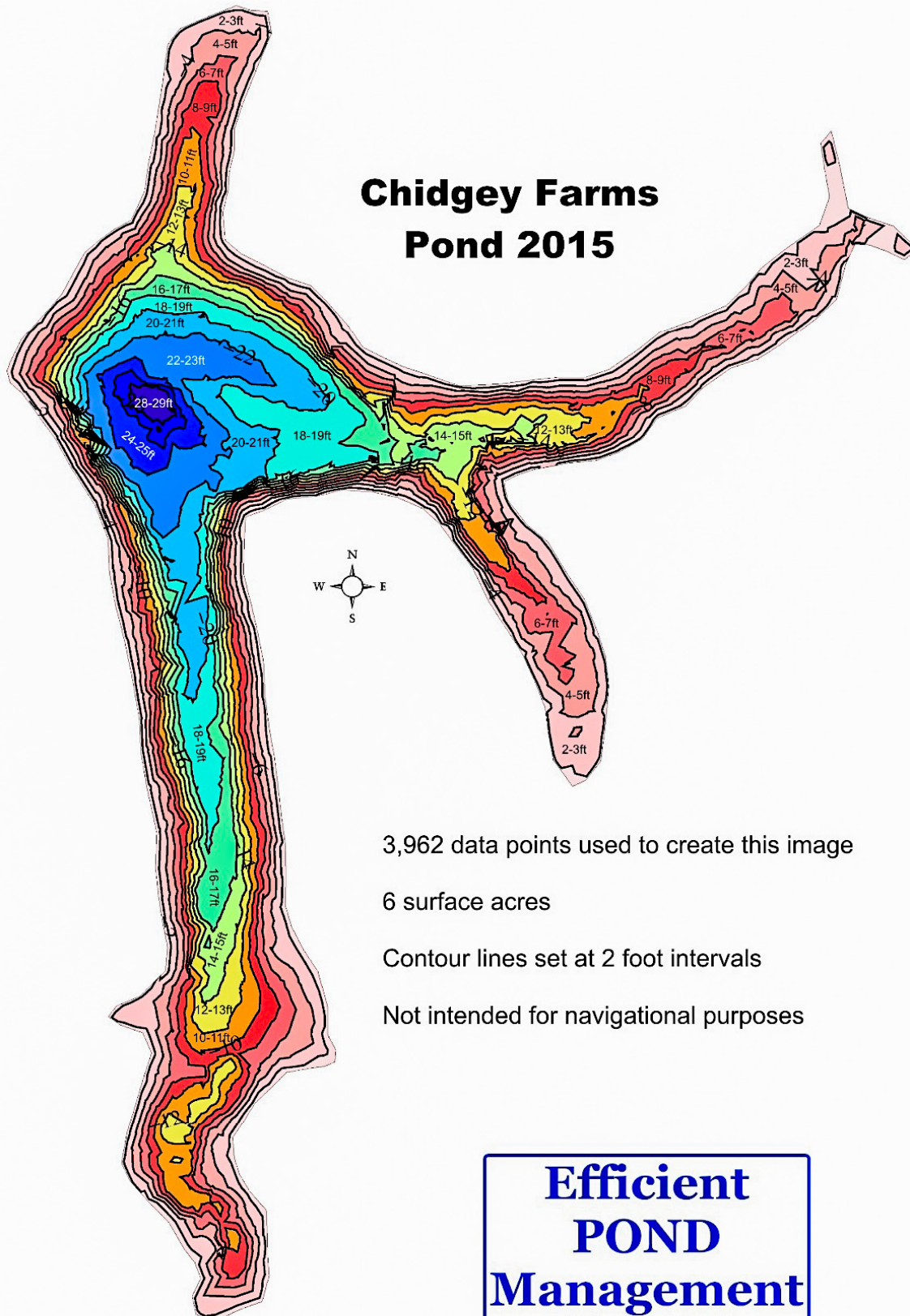
ADDITIONAL PHOTOS



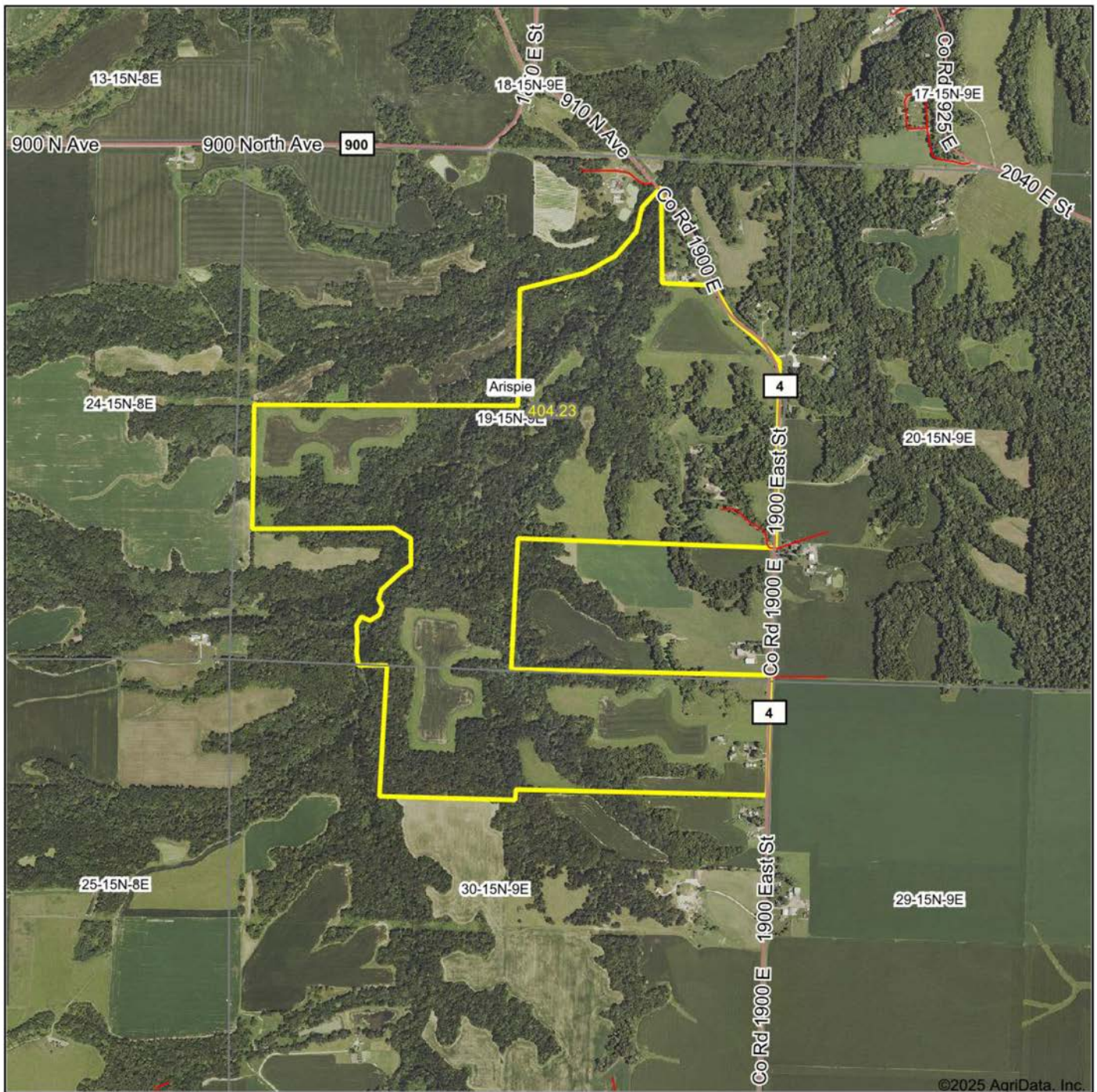
TRAIL MAP



POND TOPOGRAPHY MAP



AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 16' 4.98, -89° 30' 0.42

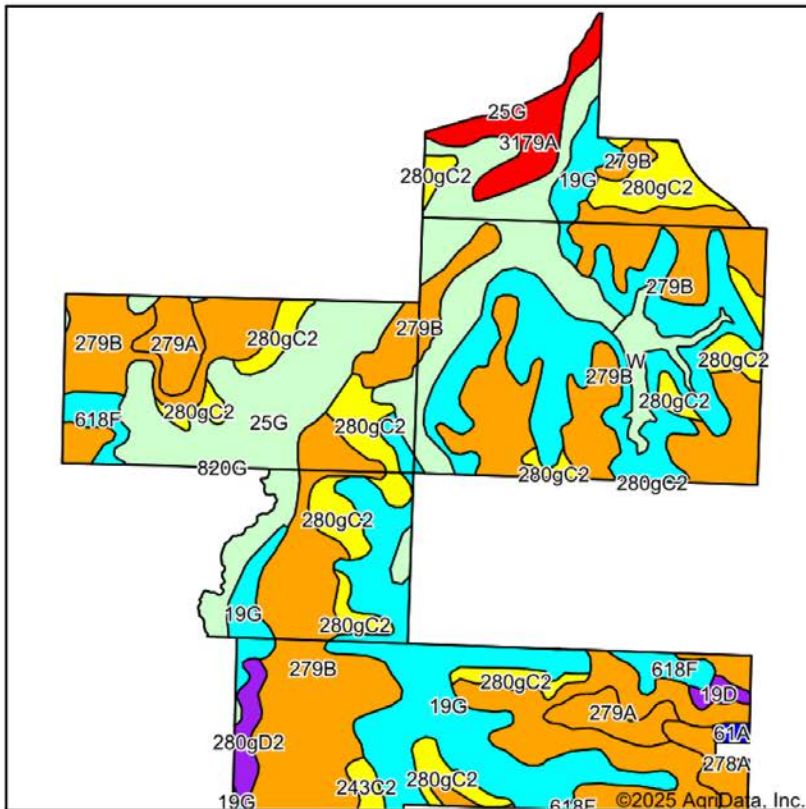
19-15N-9E
Bureau County
Illinois

0ft 1594ft 3188ft

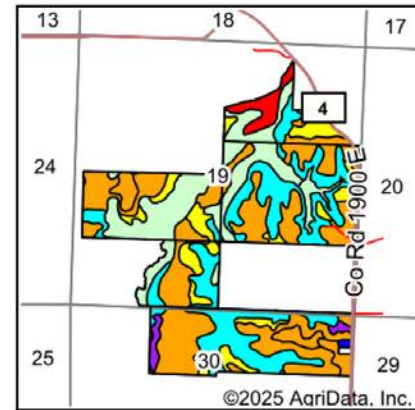


8/21/2025

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **19-15N-9E**
 Township: **Arispie**
 Acres: **403.55**
 Date: **6/18/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall
**279B	Rozetta silt loam, 2 to 5 percent slopes	143.28	35.5%		> 6.5ft.	FAV	**161	**50	**64	**82	0	**5.00	**118	87
**19G	Sylvan silt loam, 35 to 60 percent slopes	99.47	24.6%		> 6.5ft.	FAV	**71	**23	**28	**33	0	**2.00	**52	20
**25G	Hennepin loam, 35 to 70 percent slopes	73.52	18.2%		> 6.5ft.	UNF	**52	**18	**19	**20	0	**2.00	**40	13
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	38.83	9.6%		> 6.5ft.	FAV	**155	**49	**61	**79	0	**5.00	**113	84
279A	Rozetta silt loam, 0 to 2 percent slopes	11.38	2.8%		> 6.5ft.	FAV	164	51	65	84	0	5.00	120	87
**3179A	Minneiska loam, 0 to 2 percent slopes, frequently flooded	10.83	2.7%		> 6.5ft.	FAV	**124	**42	**48	**52	0	**4.00	**94	71

SOILS MAP CONTINUED

**618F	Senachwine silt loam, 18 to 35 percent slopes	7.07	1.8%		> 6.5ft.	FAV	**102	**33	**41	**49	0	**3.00	**75	20
W	Water	6.16	1.5%		> 6.5ft.									
278A	Stronghurst silt loam, 0 to 2 percent slopes	4.70	1.2%		> 6.5ft.	FAV	171	54	66	87	0	5.00	125	93
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	3.89	1.0%		> 6.5ft.	FAV	**145	**46	**57	**74	0	**5.00	**106	73
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	1.89	0.5%		> 6.5ft.	FAV	**156	**48	**60	**81	0	**5.00	**113	84
**19D	Sylvan silt loam, 10 to 18 percent slopes	1.59	0.4%		> 6.5ft.	FAV	**137	**45	**55	**64	0	**4.00	**101	79
61A	Atterberry silt loam, 0 to 2 percent slopes	0.94	0.2%		> 6.5ft.	FAV	182	56	71	98	0	6.00	132	84
Weighted Average							113.9	36.2	44.8	55.7	*-	3.6	83.8	*n 53.7

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

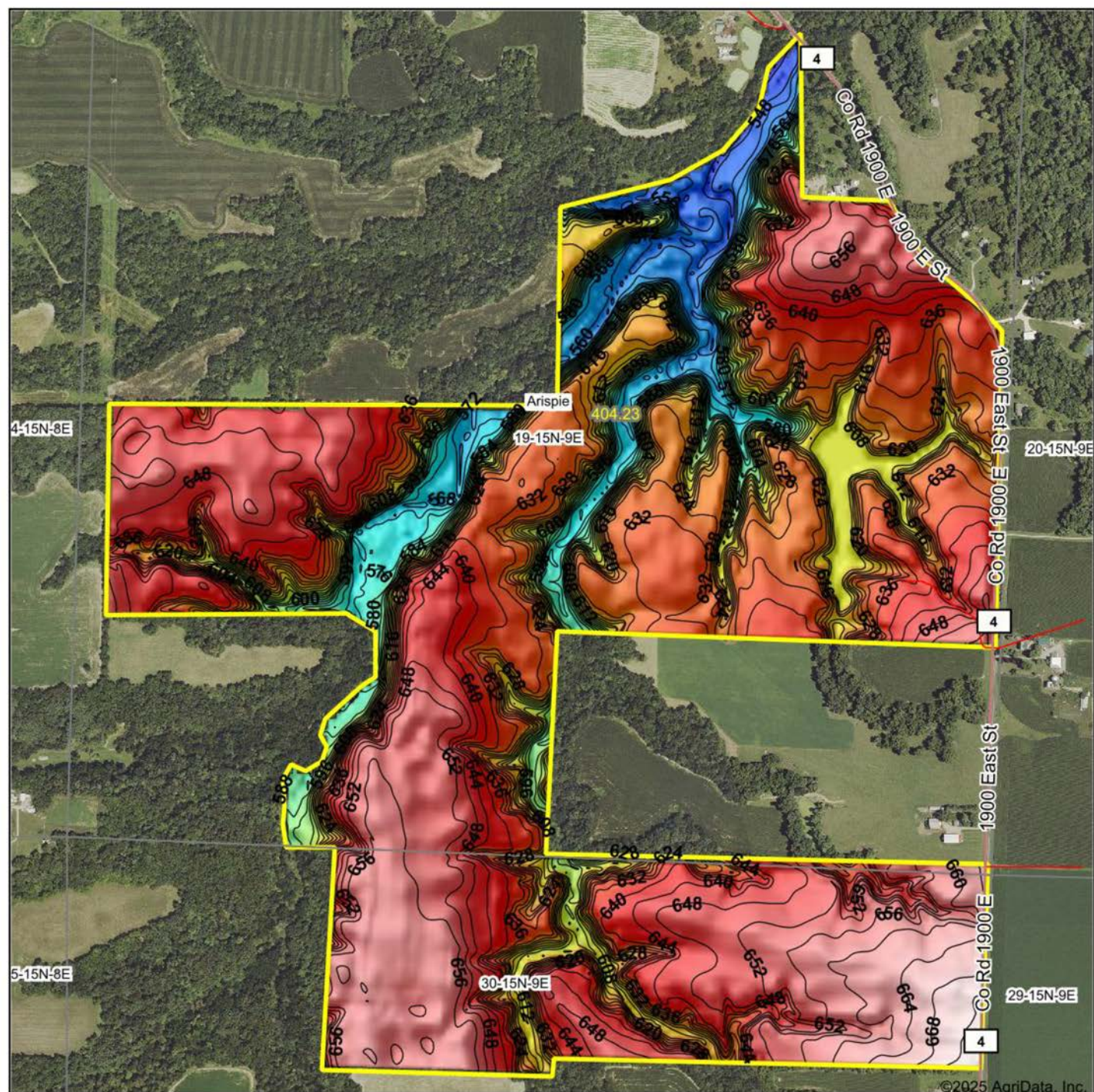
b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*n: The aggregation method is "Weighted Average using all components"

HILLSHADE MAP



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surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 4

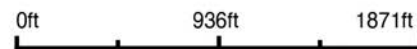
Min: 539.2

Max: 675.5

Range: 136.3

Average: 628.6

Standard Deviation: 27.76 ft

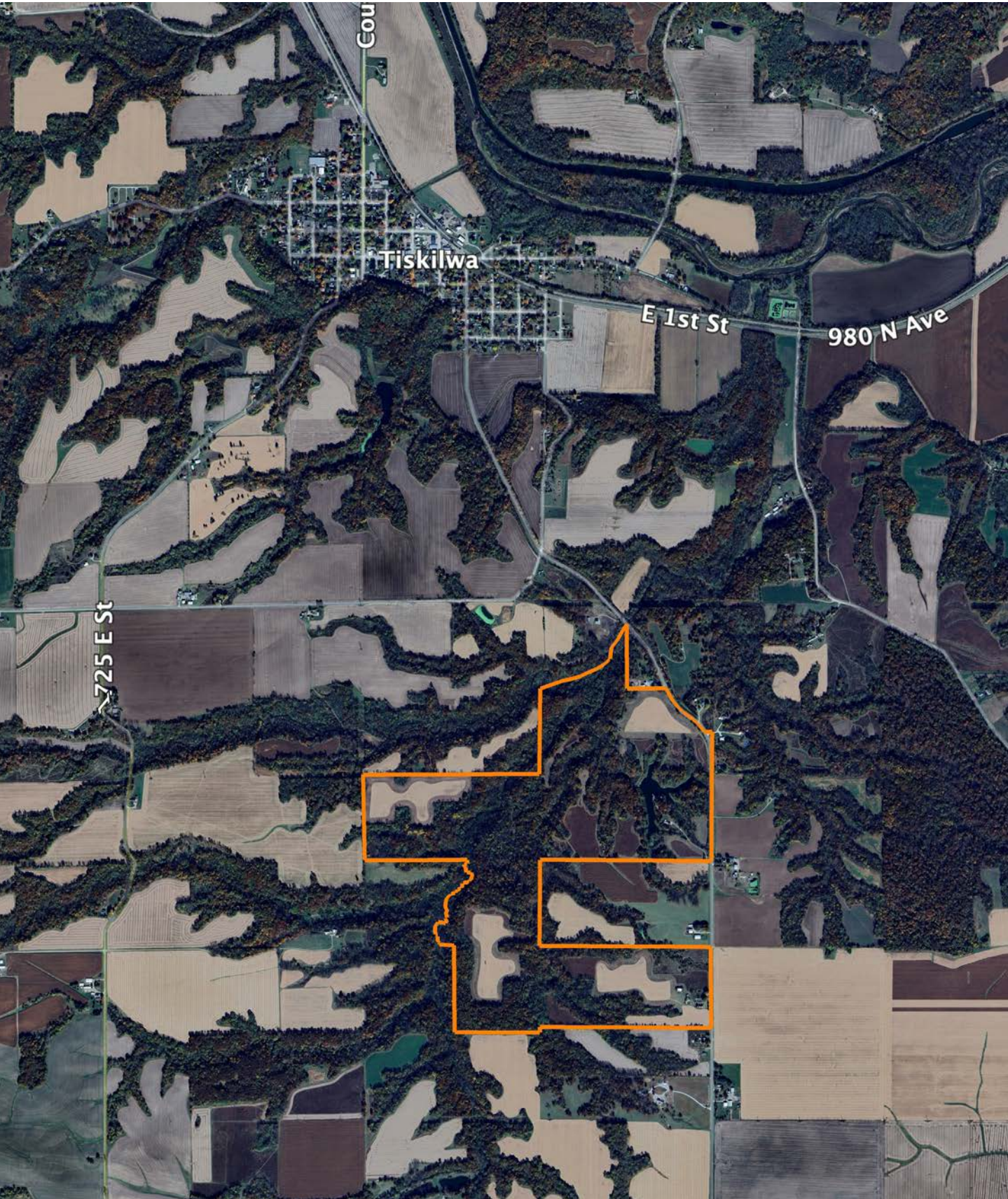


8/21/2025

19-15N-9E
Bureau County
Illinois

Boundary Center: 41° 16' 4.98, -89° 30' 0.42

OVERVIEW MAP



AGENT CONTACT

Drew Kissel is the type who excels at identifying hidden value and seeing things from multiple perspectives. His talent for building relationships ensures a rewarding and stress-free experience for his clients. They choose to work with Drew because he is more than just a land agent; he is a trusted friend who is always available to provide assistance and support.

Born in Elgin, Illinois, Drew graduated from Burlington Central High School and later attended Elgin Community College, where he studied Fire Science. He served as a firefighter/EMT for several years and was nominated, along with his crew, for Provena Saint Joseph's Hospital's Call of the Year. Drew's diverse background also includes working as a sales manager at Hopkins Ford of Elgin and managing his family's landscape design and installation business.

With extensive knowledge of grading, drainage, plant and tree species, groundskeeping, and animal habitats, Drew's passion for land and desire to preserve it make him a perfect fit for the Midwest Land Group.

When not hard at work, Drew, a resident of Sycamore, Illinois, can often be found engaging in a variety of outdoor activities, such as Western big game hunting, whitetail or waterfowl hunting, bass fishing, cooking, barbecuing, or golfing. A devoted family man, he enjoys being active in his church and spending time with his wife Olevia, dog Greta, and two nephews.

If you are looking to buy or sell land in Illinois, trust Drew Kissel to guide you through the process. Give him a call today.



DREW KISSEL,

LAND AGENT

847.841.0521

DKissel@MidwestLandGroup.com



MidwestLandGroup.com

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