

MIDWEST LAND GROUP PRESENTS

67.89 ACRES IN

STEPHENSON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

67.89 +/- HIGHLY TILLABLE ACRES IN STEPHENSON COUNTY

Here's your opportunity to purchase a highly tillable farm in central Stephenson County, just northwest of Freeport off Business U.S. 20. This 67.89 +/- acre tract combines strong soils, efficient field layout, and excellent access, making it a valuable addition to any operation or a reliable long-term investment.

Of the total acres, 56.10 +/- are tillable, made up primarily of Fayette silt loam with a solid Productivity Index of 115.1. The ground is currently farmed by the owner and will be open for the 2026 growing season, though the seller would consider continuing a lease arrangement with the next buyer if desired.

The property is easy to farm, with straight rows, gently rolling topography, and plenty of room to maneuver large equipment. Access is provided off North Harlem Center Road, and after this year's harvest, the seller plans to remove an old shed and complete dirt work that is expected to add approximately five additional tillable acres, bringing the total to around 61 +/- tillable acres.

Whether you're expanding your current operation or looking for a high-quality farmland investment, this tract checks all the boxes with strong soils, dependable productivity, and excellent location. For more information or to schedule a private showing, contact Jason Heller.

PROPERTY FEATURES

PRICE: **\$815,000** | COUNTY: **STEPHENSON** | STATE: **ILLINOIS** | ACRES: **67.89**

- 56.10 +/- tillable acres
- 11.87 +/- wooded acres
- 115.1 productivity index
- Fayette silt loam primarily soil type
- Gently sloping topography – well-drained
- Open for 2026 growing season
- Zoned agricultural
- Buildable for a single-family residence
- 2024 taxes totaled \$2,349.82



56.10 +/- TILLABLE ACRES

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The ground is currently farmed by the owner and will be open for the 2026 growing season.



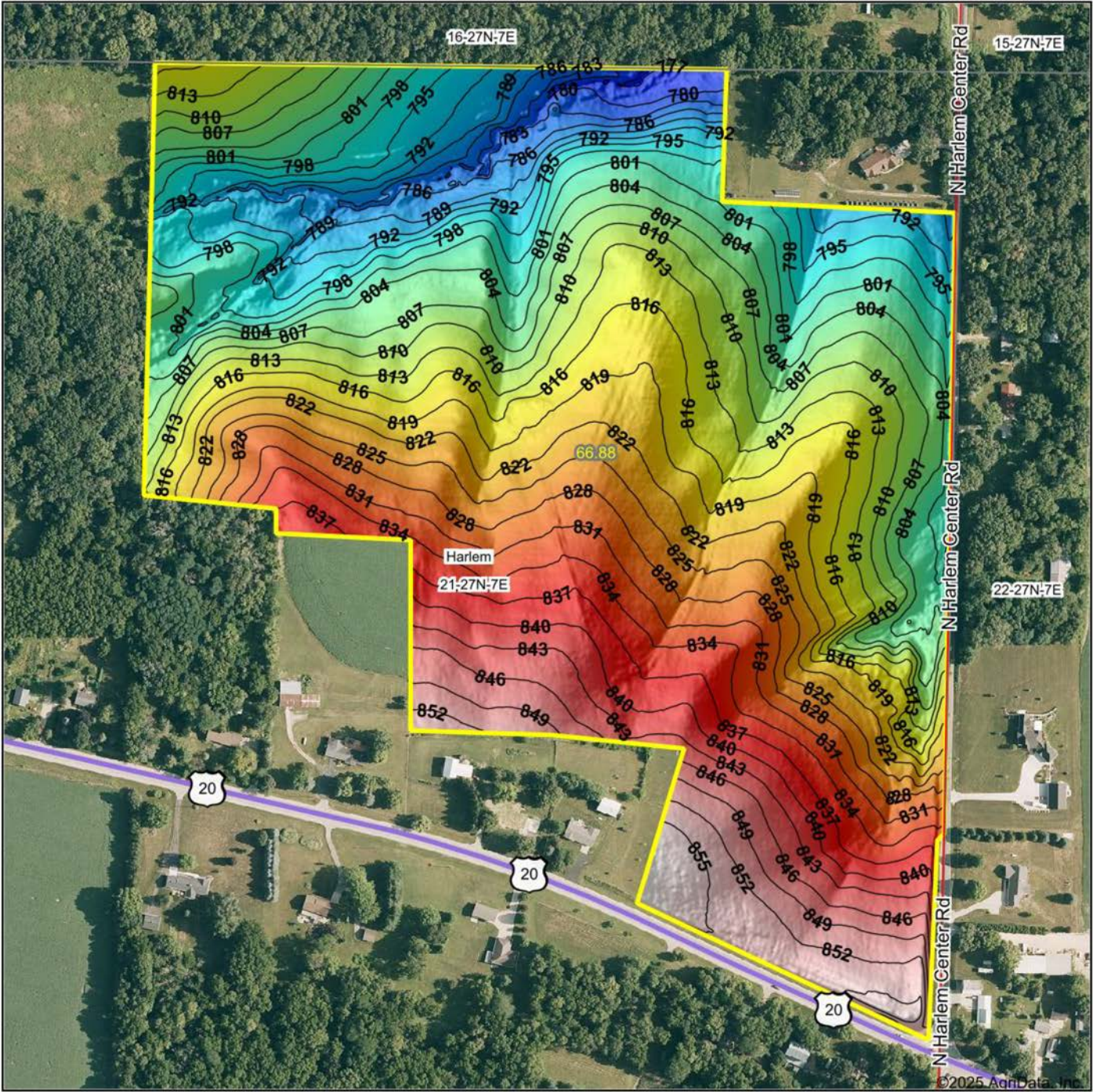
11.87 +/- WOODED ACRES



ADDITIONAL PHOTOS



HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3
Min: 775.0
Max: 858.0
Range: 83.0
Average: 817.1
Standard Deviation: 18.57 ft

0ft 369ft 739ft

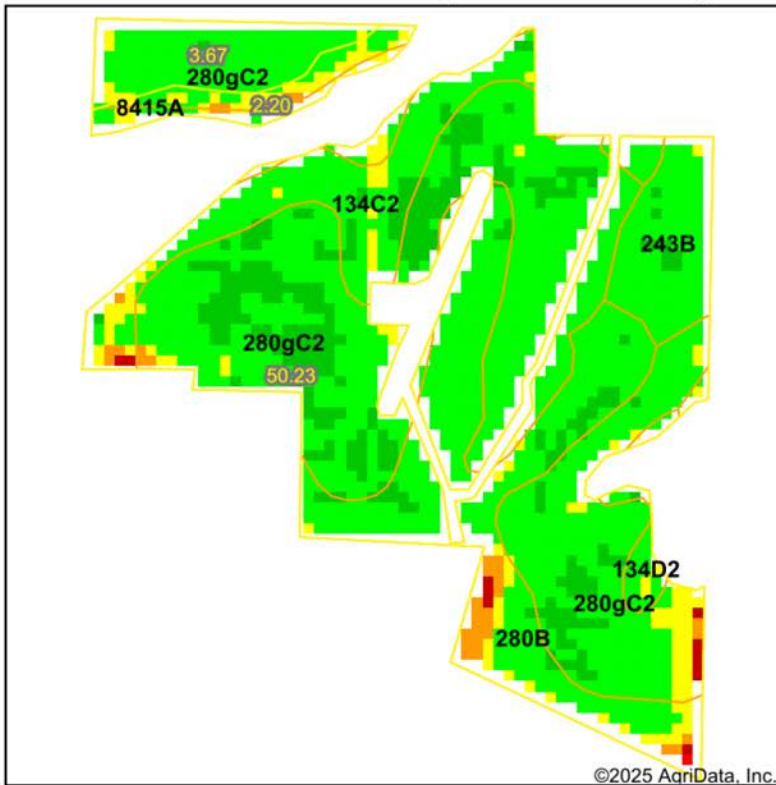


8/8/2025

21-27N-7E
Stephenson County
Illinois

Boundary Center: 42° 19' 34.92, -89° 41' 39.13

CROP GROWTH/SOILS MAP



Low RELATIVE BIOMASS High	Value
86 - 99	
81 - 85	
76 - 80	
71 - 75	
66 - 70	
61 - 65	
51 - 60	
41 - 50	
21 - 40	
1 - 20	
0 - 0	

State: **Illinois**
 County: **Stephenson**
 Location: **21-27N-7E**
 Township: **Harlem**
 Acres: **56.1**
 Date: **8/8/2025**

Crop:

Corn - 96%
 Grassland/Pasture - 2%

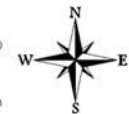
*USDA CropScape



Maps Provided By:



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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
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	31.71	56.5%	Well drained	**113	78.9	84
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	12.27	21.9%	Well drained	**120	77.9	89
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	6.53	11.6%	Well drained	**111	77.6	84
**243B	St. Charles silt loam, 2 to 5 percent slopes	3.46	6.2%	Well drained	**121	79.1	90
8415A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	1.34	2.4%	Somewhat poorly drained	131	75.9	89
**134D2	Camden silt loam, 10 to 18 percent slopes, eroded	0.79	1.4%	Well drained	**104	77.3	79
Weighted Average					115.1		*n 85.5

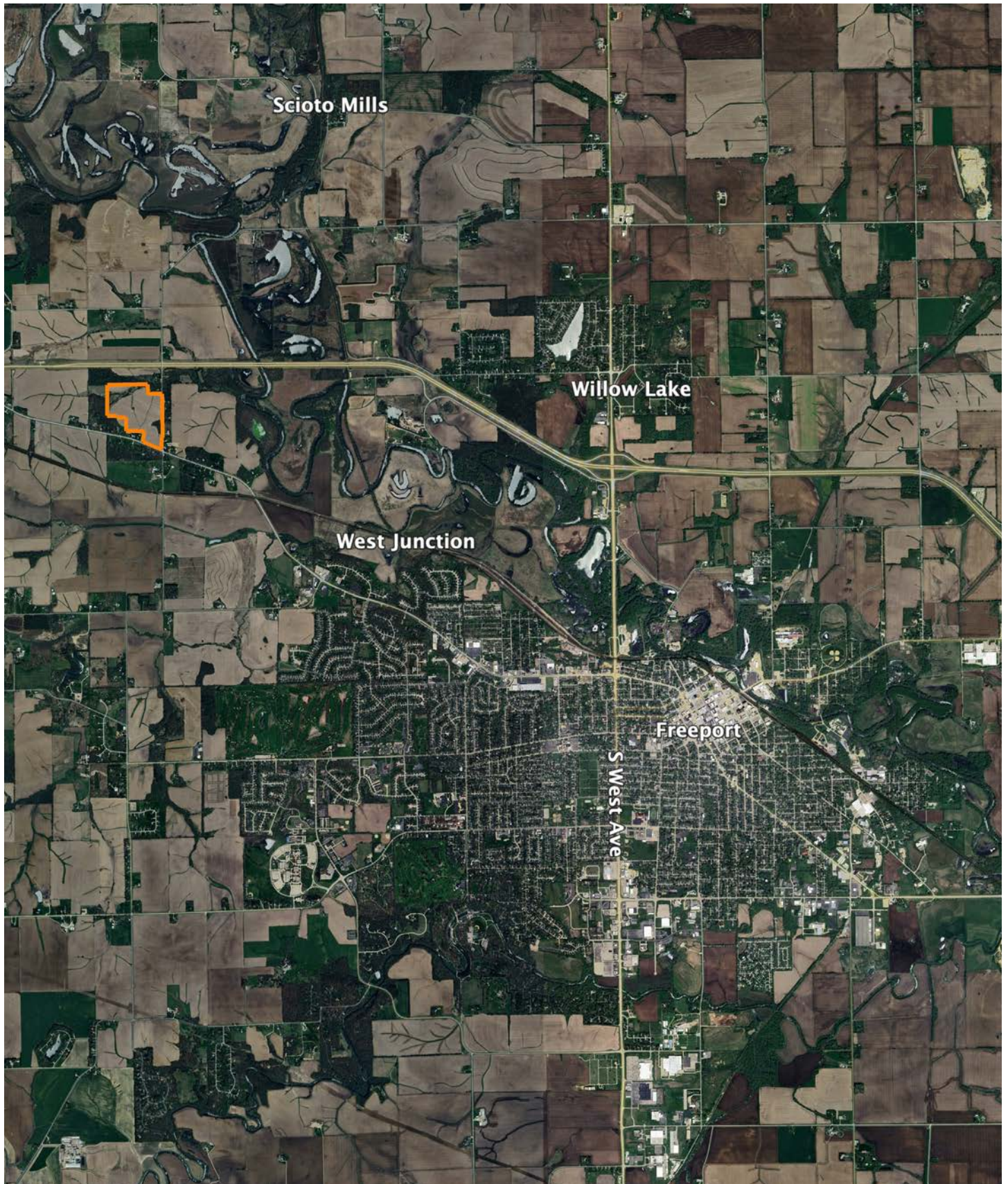
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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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