

MIDWEST LAND GROUP PRESENTS

45.48 ACRES IN

STEPHENSON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

45.48 +/- ACRE RECREATIONAL PARADISE IN STEPHENSON COUNTY

Tucked along nearly a mile of the Pecatonica River in Stephenson County, this 45.479 +/- acre tract offers the best of both worlds — fantastic whitetail hunting and year-round river recreation just minutes from town.

The property is entirely wooded, featuring a mix of mature hardwoods and thick bedding cover that creates an ideal habitat for whitetails and turkeys alike. Natural travel corridors wind through the terrain, with several pinch points and funnels that would make for perfect stand or blind locations. Deer sign is abundant throughout — from established rub lines to fresh tracks along the river's edge — a clear indication of consistent use. The property also qualifies for landowner tags, offering added convenience and flexibility for those who prefer hunting their own ground.

In addition to the exceptional deer and turkey hunting, this tract provides diverse outdoor opportunities. Nearly one mile of river frontage offers excellent fishing

opportunities, while shallow bends hold waterfowl potential for duck hunters. The river setting also makes a peaceful backdrop for kayaking, camping, or simply relaxing by the water.

Accessed by a deeded easement, the property is private yet convenient — located just 5 minutes from Freeport, 30 minutes from Rockford, and roughly 90 minutes from the Chicago suburbs. The seller is open to an early possession agreement, offering the possibility to enjoy the 2025 hunting season prior to closing.

Whether you're looking for a secluded hunting retreat, a family recreation property, or a long-term investment with riverfrontage, this tract checks all the boxes. River properties of this size and seclusion are rarely available in northern Illinois — especially those with such strong hunting and wildlife characteristics. Contact listing agent Jason Heller at (815) 858-4403 to schedule your own private showing.



PROPERTY FEATURES

PRICE: **\$306,000** | COUNTY: **STEPHENSON** | STATE: **ILLINOIS** | ACRES: **45.48**

- 45.479 +/- total acres, all wooded
- Great deer and turkey hunting
- Early possession negotiable for the 2025 hunting season
- Approximately 1 mile of Pecatonica River frontage
- Eligible to receive landowner tags
- Numerous natural travel corridors for stand locations
- Abundant rubs, scrapes, and deer tracks, and multiple bedding thickets
- Waterfowl hunting opportunities
- Fishing opportunities
- Access via deeded easement
- 5 minutes from Freeport, IL
- 30 minutes from Rockford, IL
- 1 hour 30 minutes from Chicago, IL



PECATONICA RIVER FRONTAGE



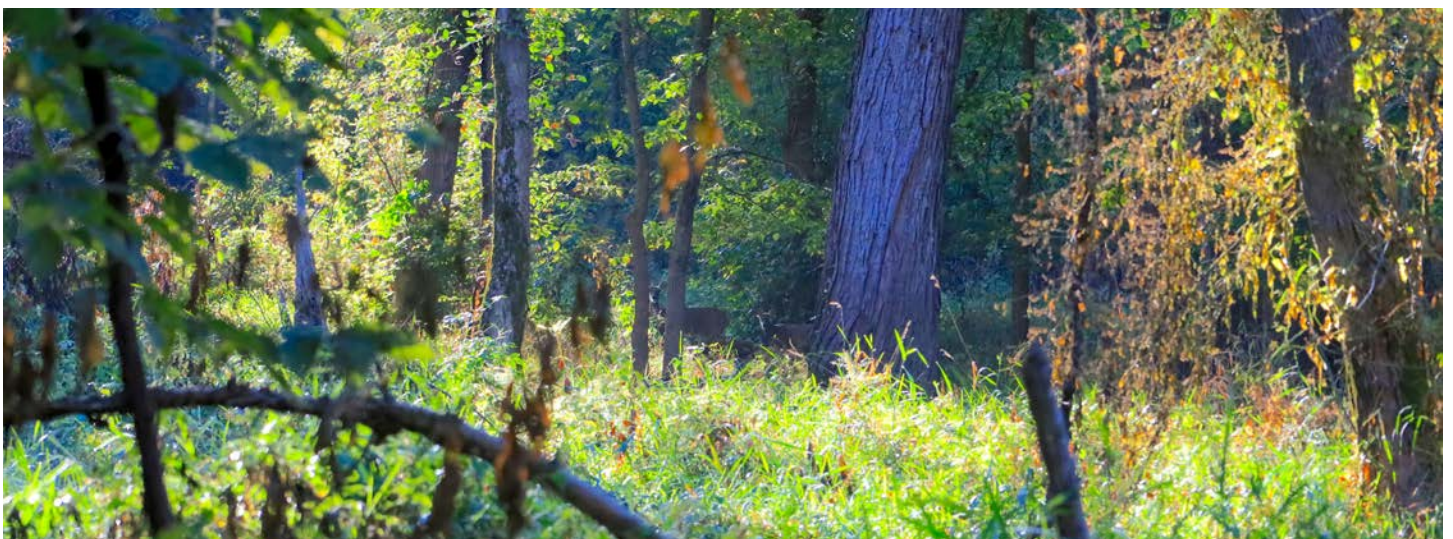
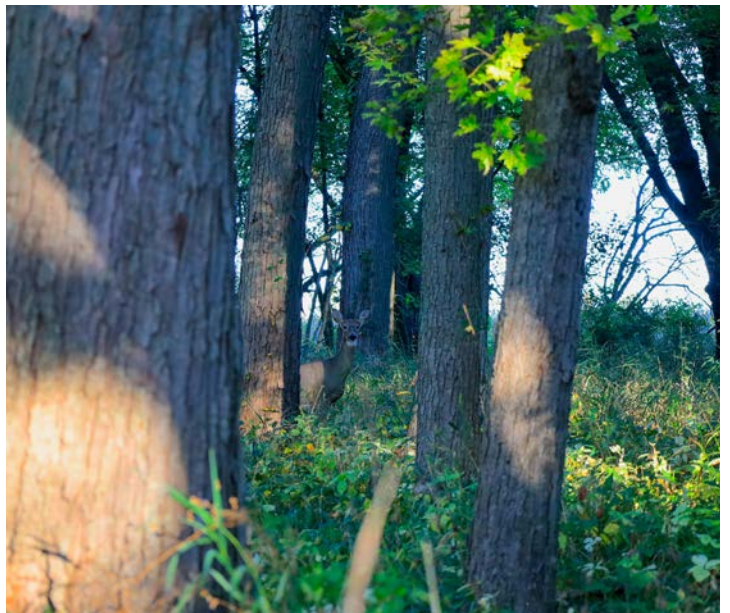
NATURAL TRAVEL CORRIDORS



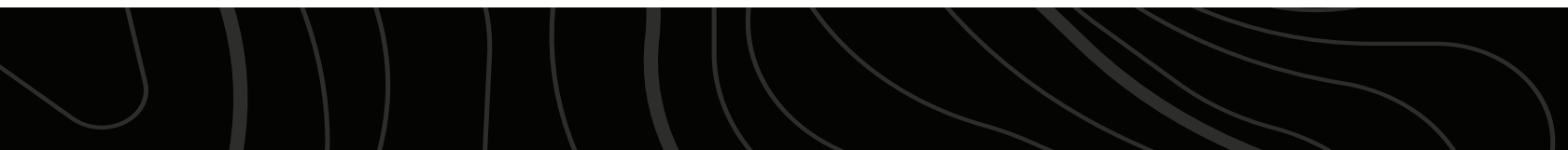
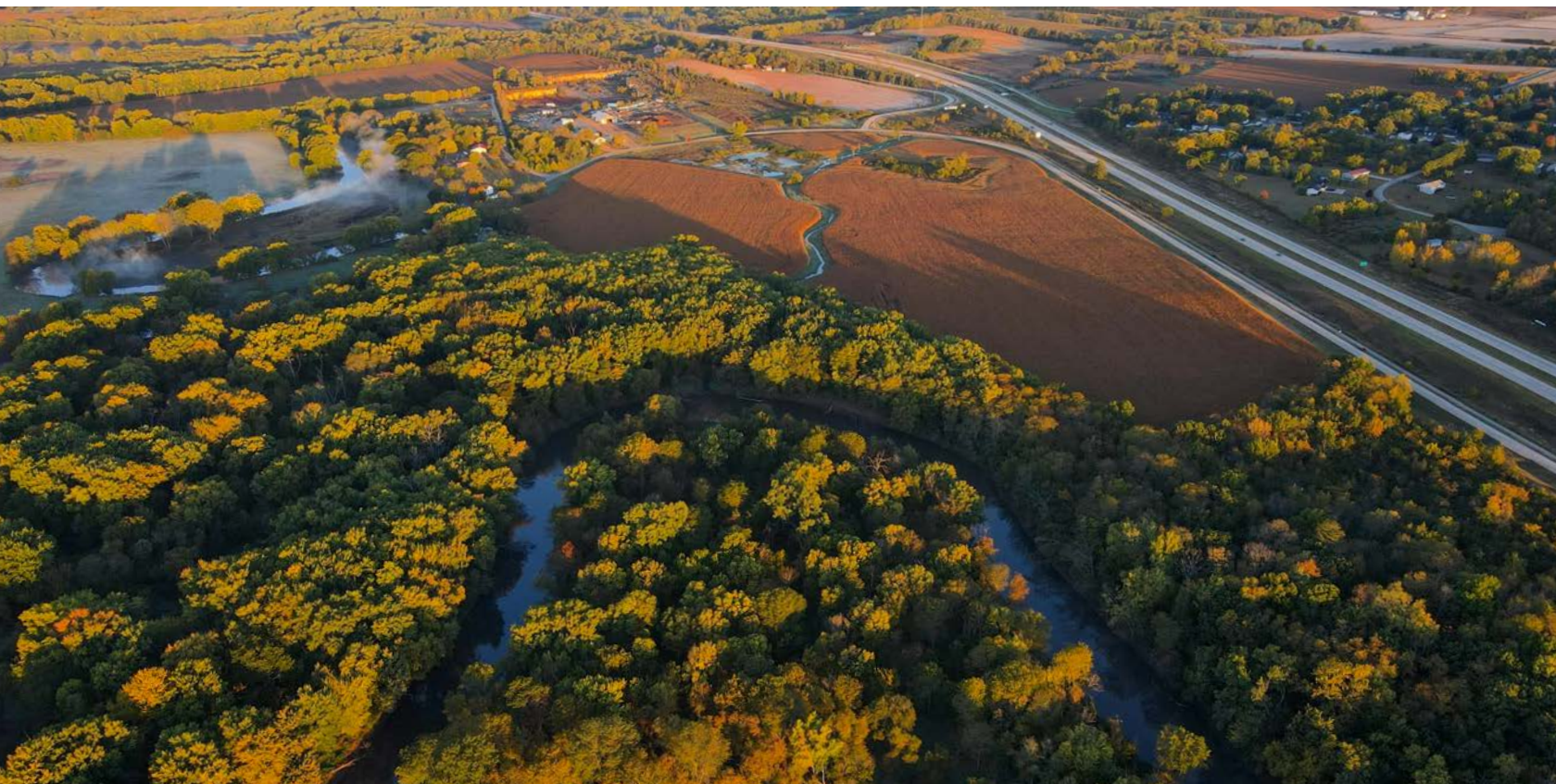
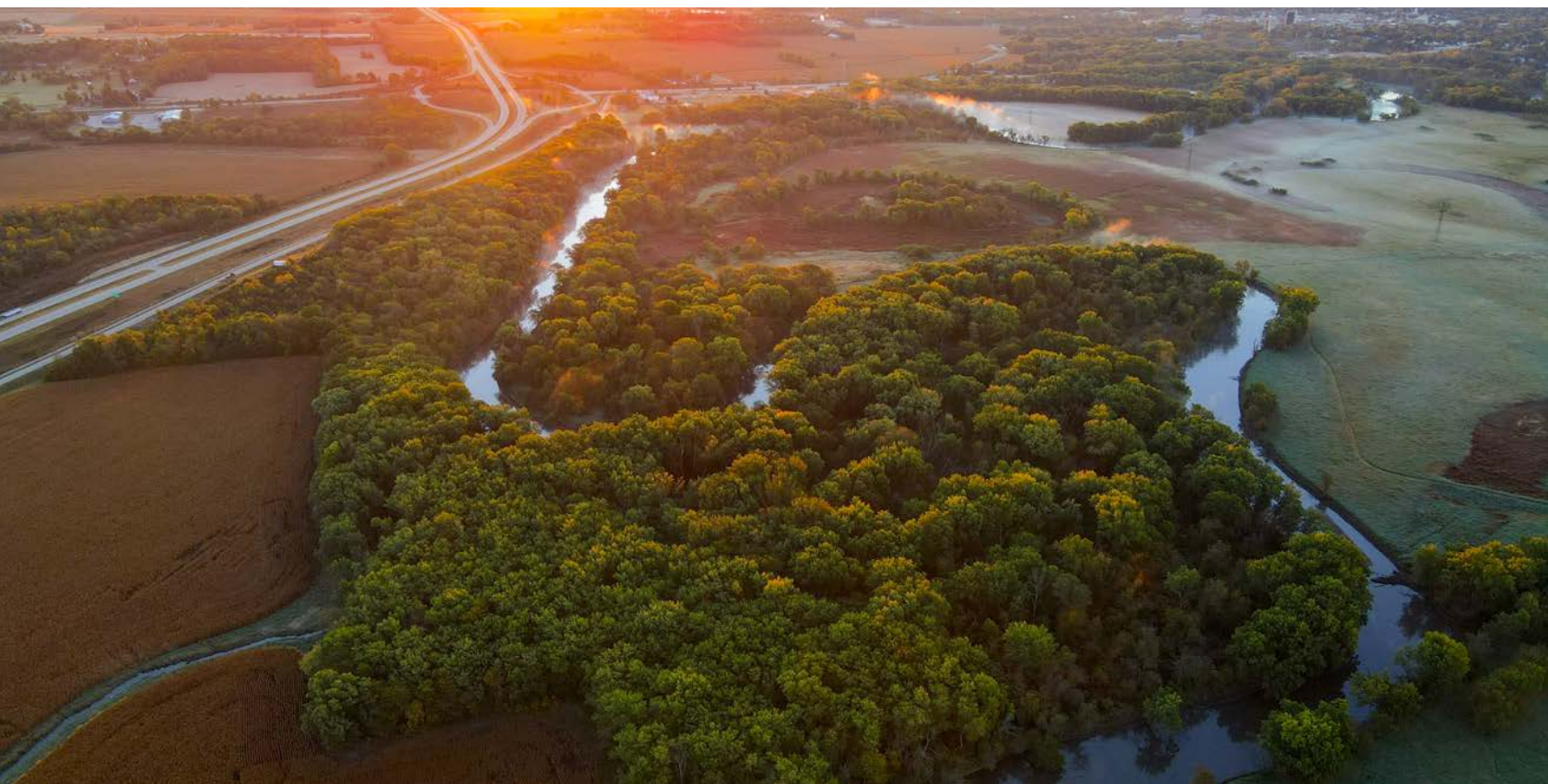
ABUNDANT RUBS, SCRAPES, AND TRACKS



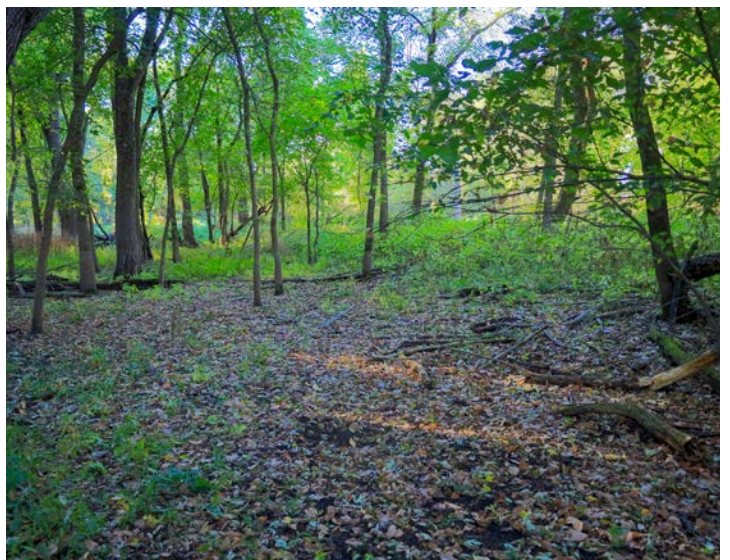
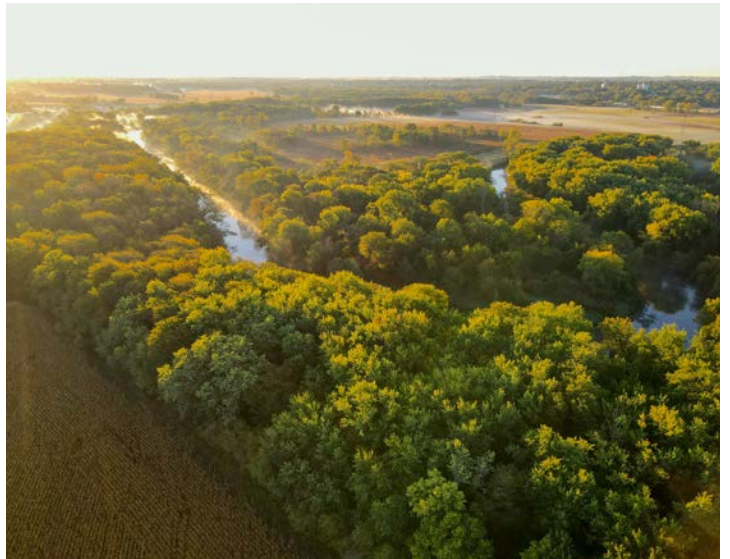
GREAT HUNTING OPPORTUNITIES



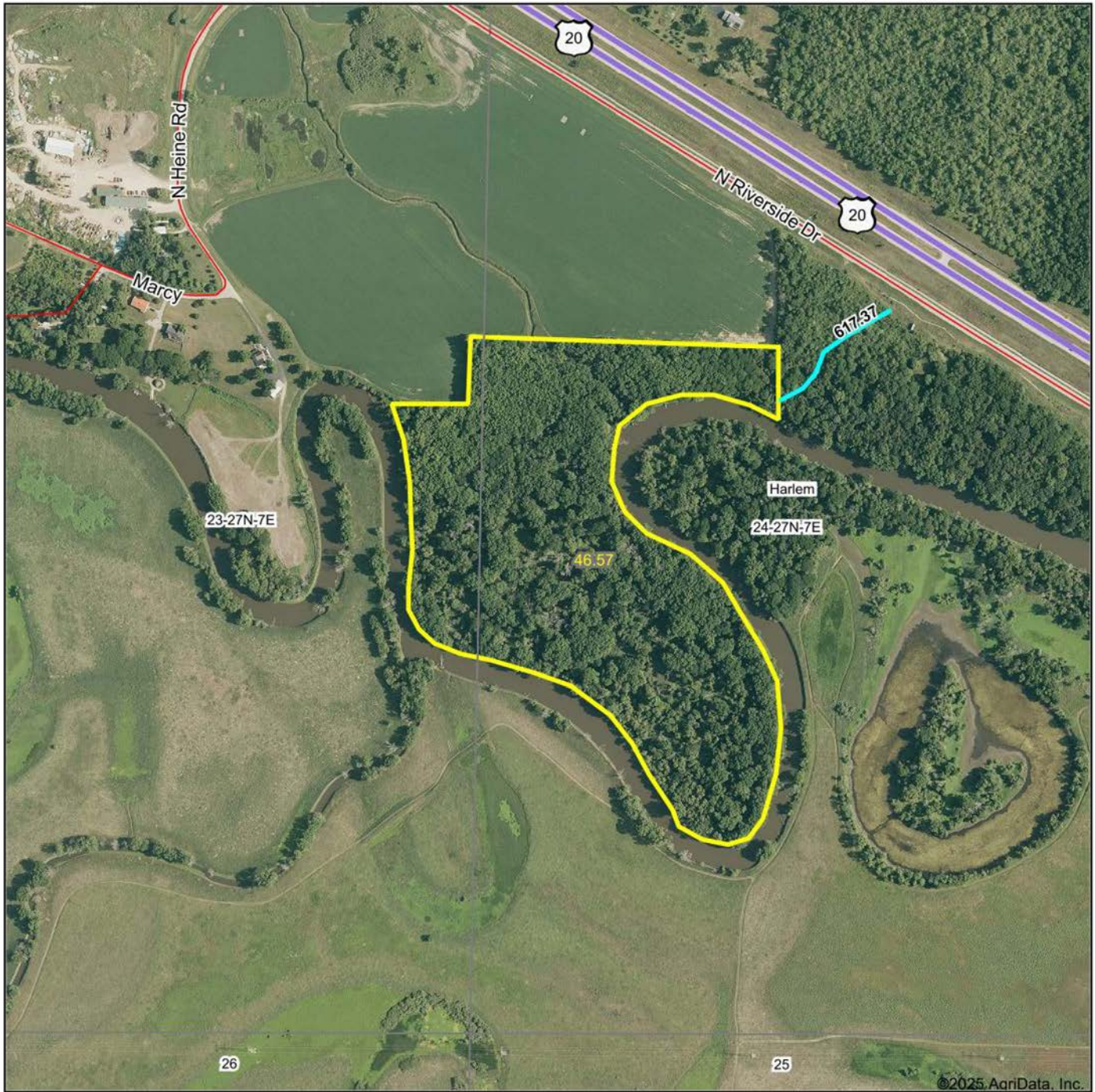
5 MINUTES FROM FREEPORT, IL



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 42° 19' 16.89, -89° 38' 57.9

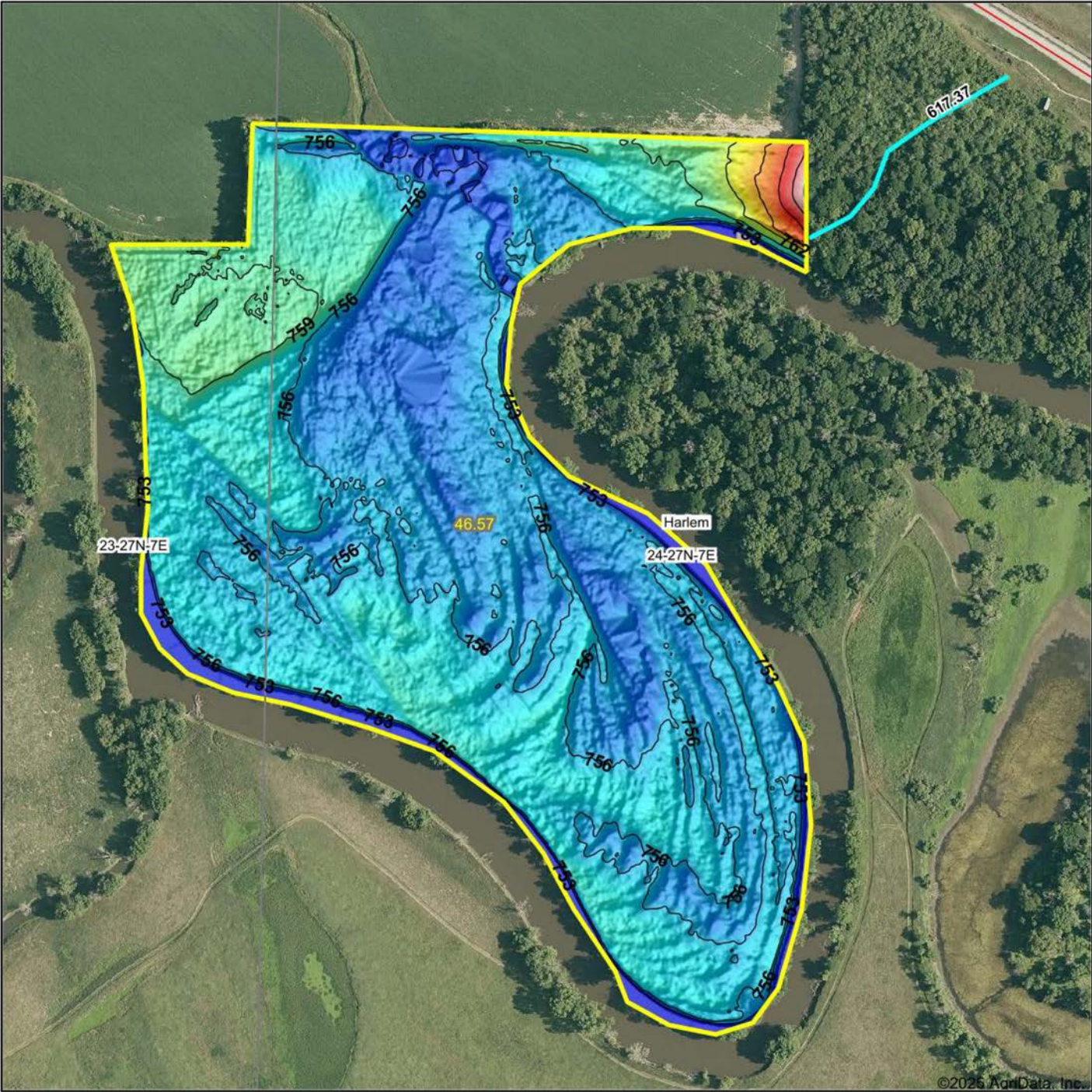
24-27N-7E
Stephenson County
Illinois

0ft 660ft 1320ft



10/1/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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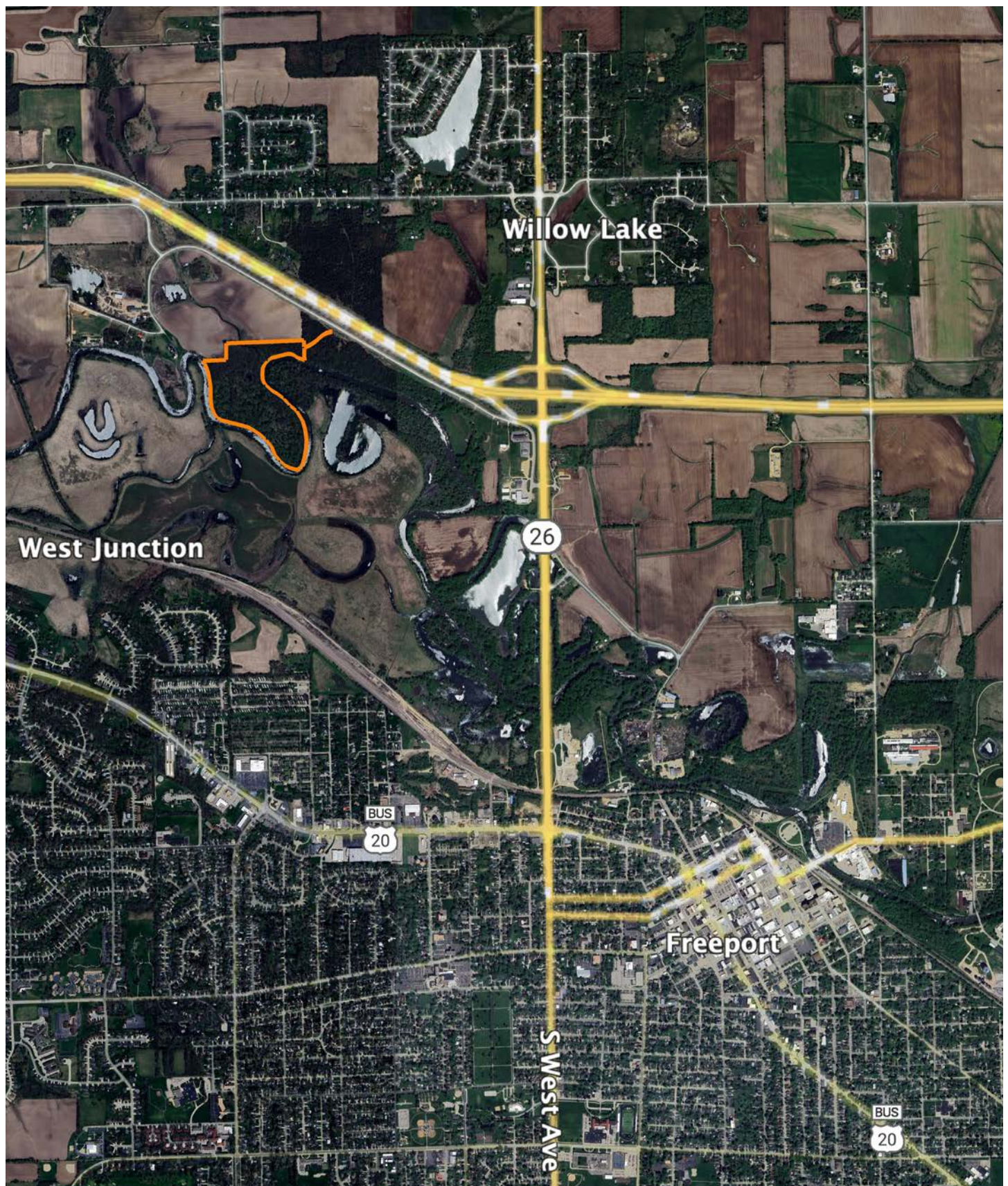
Source: USGS 1 meter dem
Interval(ft): 3
Min: 751.7
Max: 773.7
Range: 22.0
Average: 756.3
Standard Deviation: 2.17 ft

0ft 368ft 736ft



24-27N-7E
Stephenson County
Illinois
10/1/2025
Boundary Center: 42° 19' 16.89, -89° 38' 57.9

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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