

MIDWEST LAND GROUP PRESENTS



CARROLL COUNTY, IL

11 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

11 +/- ACRES OF PRIME WHITETAIL HABITAT WITH BUILD SITE POTENTIAL

This 11 +/- acre tract in Carroll County offers a hard-to-find combination of excellent whitetail hunting and buildable potential.

Approximately 9 acres are wooded, featuring rolling topography that naturally creates pinch points, funnels, and edge travel corridors, ideal setups for capitalizing on deer movement during the rut. The timber has been selectively harvested and professionally managed, opening the canopy in key areas and allowing sunlight to reach the forest floor. The result is a diverse understory with strong browse, excellent bedding cover, and year-round habitat value. Dominant species include black walnut, white oak, and red oak, providing both mast production and long-term timber value.

The approximately 2 +/- acres of open ground on the south side of the property have previously been farmed and offer excellent flexibility. This area could continue to be leased to a local farmer for annual income, converted into destination food plots, or utilized as a future home or

cabin site. With easy access directly off Messmer Road and relatively even topography, field preparation and planting are straightforward.

The property is buildable per Carroll County, making it well-suited for a hunting cabin, country home, or weekend retreat. The surrounding area is known for like-minded neighbors practicing quality deer management, contributing to consistent age structure and strong deer numbers.

A survey will be completed before closing to finalize the parcel split, with taxes to be determined following completion.

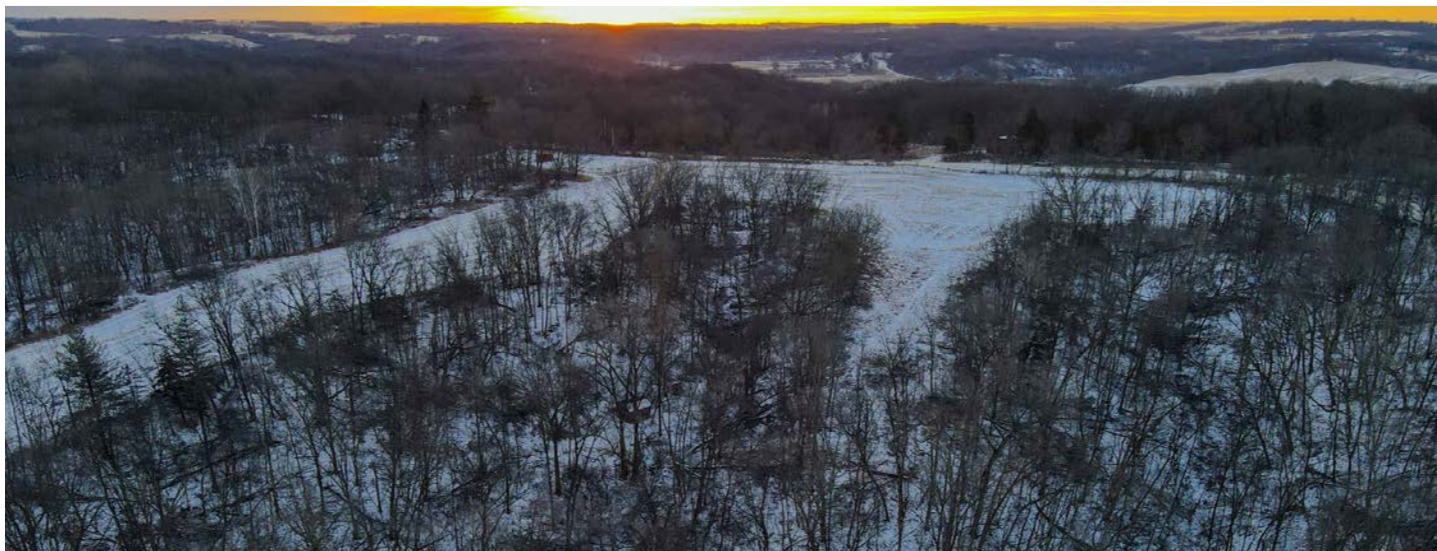
Whether you are looking for a high-quality small-acreage hunting tract, a buildable recreational getaway, or a property that blends habitat, income, and future flexibility, this tract checks all the right boxes. Call Jason Heller at (815) 858-4403 to schedule a private showing.

PROPERTY FEATURES

COUNTY: **CARROLL** | STATE: **ILLINOIS** | ACRES: **11**

- 11 +/- acres (subject to survey) being split from a larger parcel
- Outstanding whitetail and turkey hunting in a proven Carroll County neighborhood known for high game densities
- 9 +/- acres of rolling hardwood timber with natural pinch points and rut funnels
- 2 +/- acres of open ground ideal for food plots, income, or a build site
- Selective timber harvest history resulting in an open canopy and excellent understory browse
- Hardwood species include black walnut, white oak, and red oak
- Multiple bedding opportunities that set up well for varying wind directions
- Road frontage and easy access off Messmer Road
- Buildable per Carroll County (taxes TBD due to parcel split)
- 15 minutes from Savanna, Illinois
- 1 hour 15 minutes from the Quad Cities
- 2 +/- hours from the Chicago suburbs

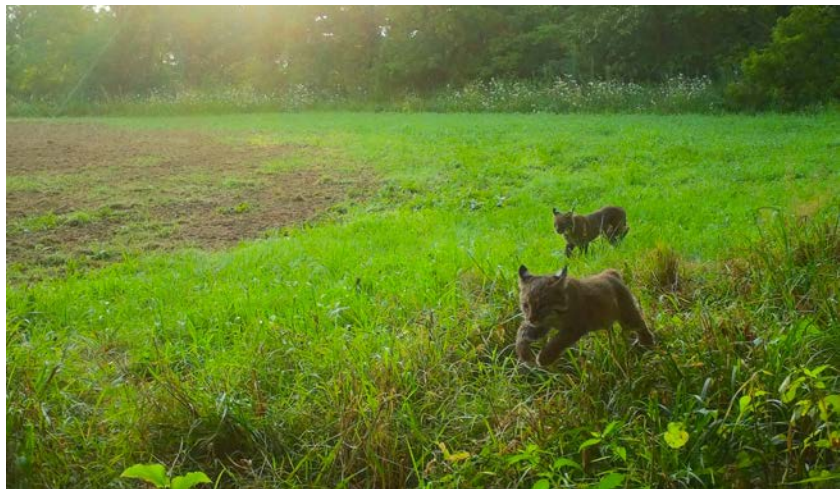
9 +/- ACRES OF ROLLING HARDWOOD



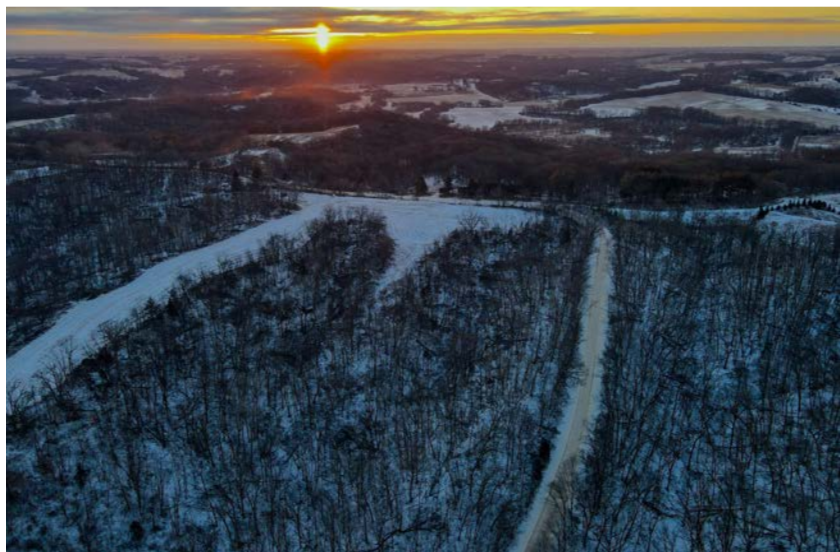
2 +/- ACRES OF OPEN GROUND



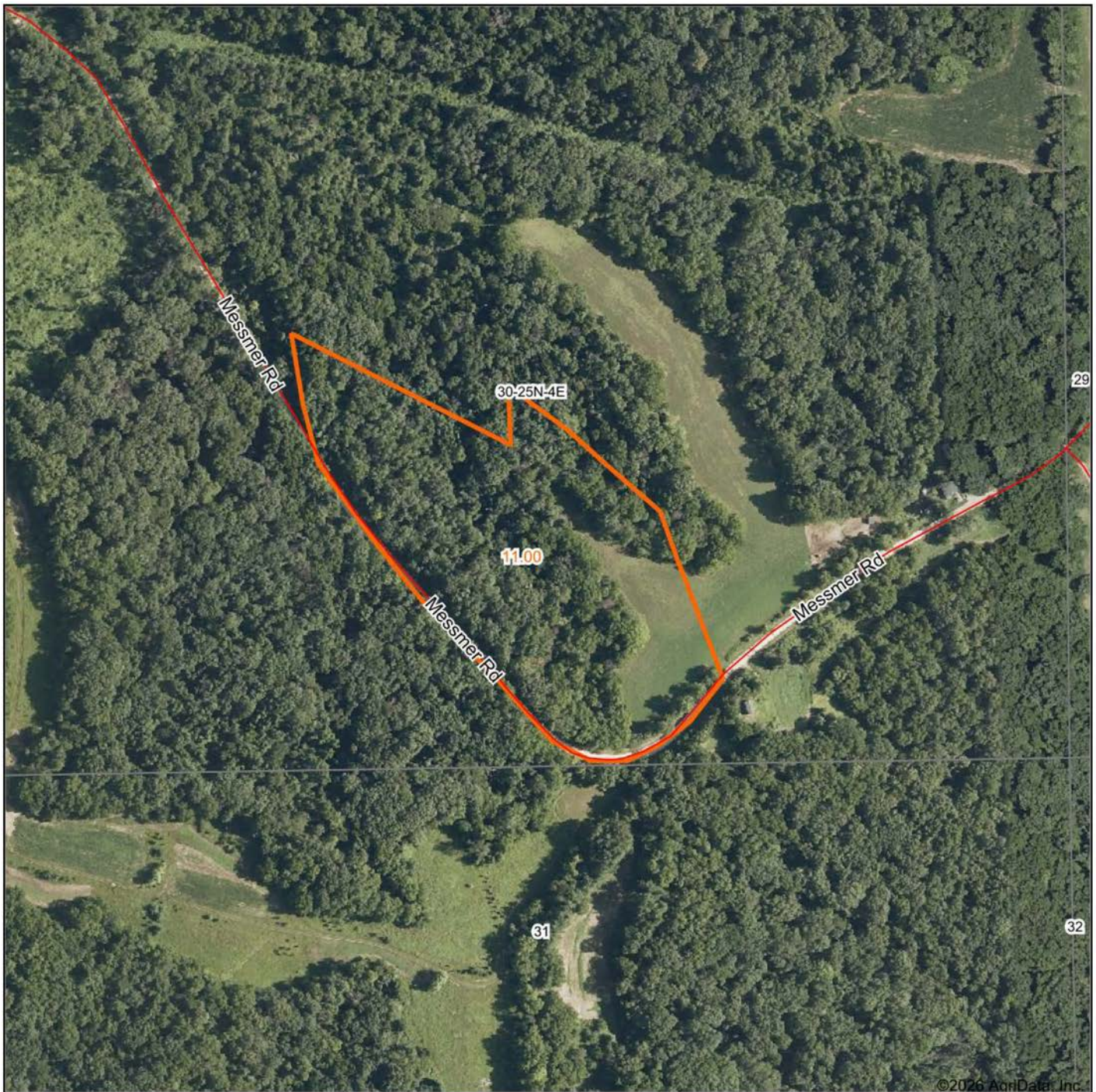
OUTSTANDING HUNTING



ROAD FRONTAGE



AERIAL MAP



Maps Provided By:



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Boundary Center: 42° 7' 31.09, -90° 4' 46.58

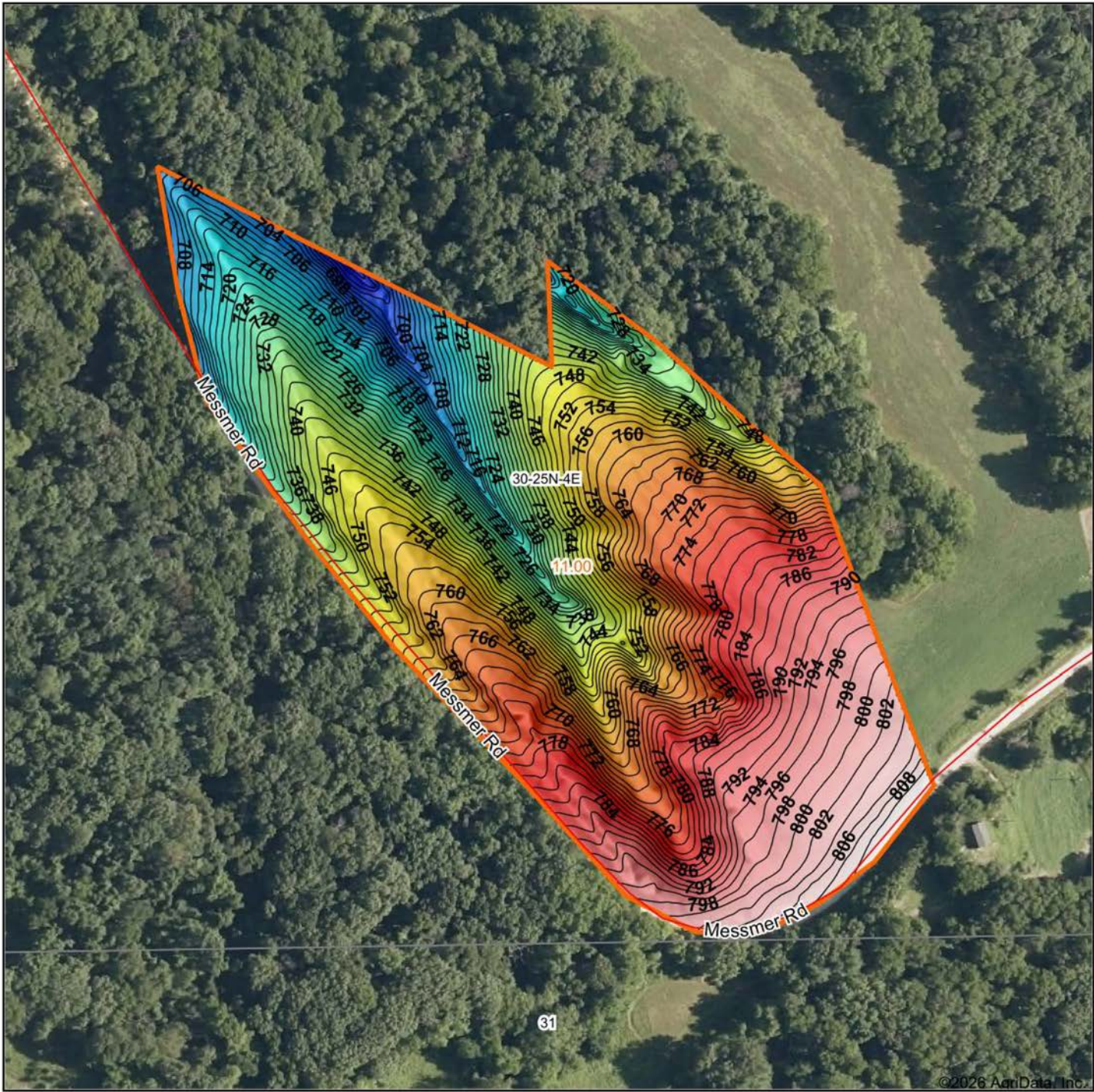
0ft 358ft 715ft

30-25N-4E
Carroll County
Illinois



1/30/2026

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 2

Min: 686.4

Max: 811.4

Range: 125.0

Average: 757.5

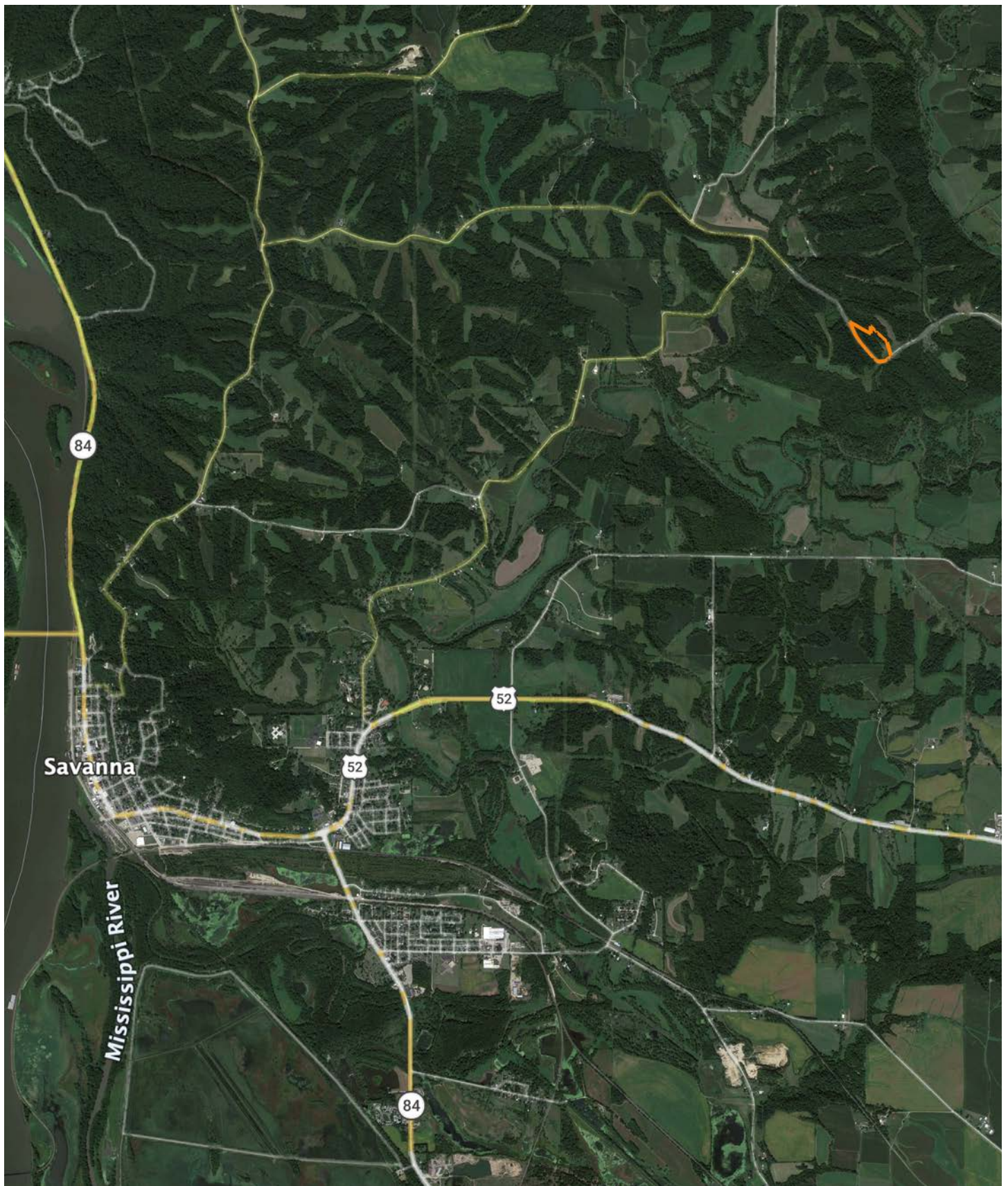
Standard Deviation: 29.1 ft



30-25N-4E
Carroll County
Illinois

Boundary Center: 42° 7' 31.09, -90° 4' 46.58

OVERVIEW MAP



BROKER CONTACT

Jason Heller is a land broker specializing in farmland, recreational, and investment properties across Illinois and Wisconsin. Raised on a working farm in rural Jo Daviess County, Illinois, Jason developed an early appreciation for land ownership, stewardship, and the long-term value of well-managed ground.

With a lifelong background in hunting and habitat management, Jason brings a practical, real-world understanding of how land functions—not just on paper, but on the ground. From timber stand improvement and habitat enhancement to evaluating access, topography, and wildlife potential, he understands what truly drives value in recreational and rural properties. That hands-on experience allows him to quickly identify strengths, weaknesses, and opportunities that many buyers and sellers overlook.

Jason earned a degree in Agricultural Business from the University of Wisconsin–Platteville and began his professional career in agricultural banking. This foundation gives him strong insight into land financing, including conventional ag loans, government programs, and FSA financing—an advantage for both buyers navigating complex purchases and sellers evaluating buyer qualifications.

Today, Jason works with buyers seeking hunting properties, farmland expansions, rural homes, and long-term land investments, while also helping sellers strategically position their properties to attract the right buyers and maximize market value. His approach is straightforward, data-driven, and grounded in market realities—no fluff, no guesswork.

Outside of real estate, Jason enjoys spending time with his family and time outdoors when his schedule allows. If you're considering buying or selling land in Illinois or Wisconsin, Jason would welcome the opportunity to help you evaluate your options and move forward with confidence.



JASON HELLER, LAND BROKER

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