

MIDWEST LAND GROUP PRESENTS

70.3 ACRES

JO DAVIESS COUNTY, IL

15700 NORTH IMBUS LANE, EAST DUBUQUE, ILLINOIS 61025



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC JO DAVIESS COUNTY FARMSTEAD NEAR GALENA & DUBUQUE

Nestled in the heart of the Driftless Region in northwest Illinois, this exceptional 70 +/- acre farmstead on Imbus Road offers a rare opportunity to own a scenic and versatile property in Jo Daviess County. Ideally located just minutes from Galena and Dubuque with convenient access via U.S. Highway 20, this property seamlessly blends rural tranquility with modern accessibility.

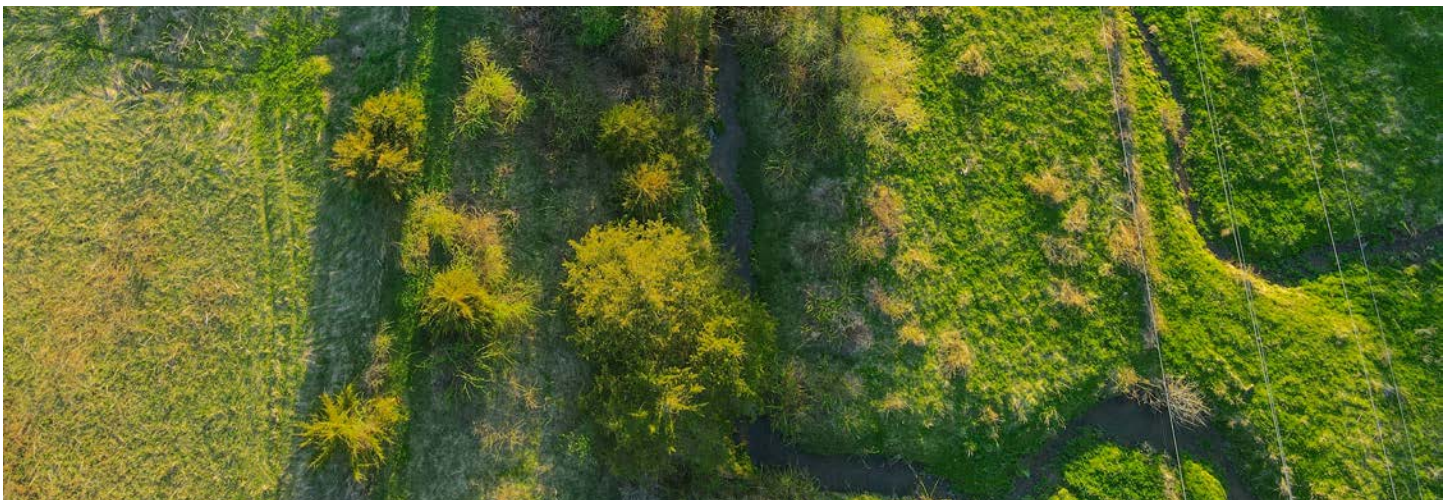
The land features gently rolling terrain highlighted by breathtaking panoramic views from its central high point. Approximately 40 acres are productive tillable ground with respectable soils, while an additional 27 acres are currently pasture with quality fencing in place. Two picturesque streams wind through the property, enhancing both its natural beauty and its utility for livestock and recreation.

Improvements include a charming farmhouse complemented by multiple outbuildings. The house features two levels that are approximately 1,200 square

feet in total, with two bedrooms and one bathroom. The farm outbuildings include two pole sheds, a grain bin, a corn crib, and a classic barn. These provide ample storage and functionality for agricultural operations, hobby farming, or rural living. Well-maintained fencing surrounds much of the property, making it well-suited for cattle, horses, or other livestock.

Whether you envision a private country retreat, an income-producing farm, or a legacy property to pass down through generations, this farm is one you'll want to see. With its proximity to Galena's historic charm and Dubuque's economic amenities, this offering represents a unique blend of lifestyle, investment potential, and natural beauty.

This is a rare opportunity to own a premier farmstead in one of Northern Illinois' most desirable rural landscapes. Contact listing agent Jason Heller at (815) 858-4403 to schedule a private showing.



PROPERTY FEATURES

COUNTY: **JO DAVIESS** | STATE: **ILLINOIS** | ACRES: **70.3**

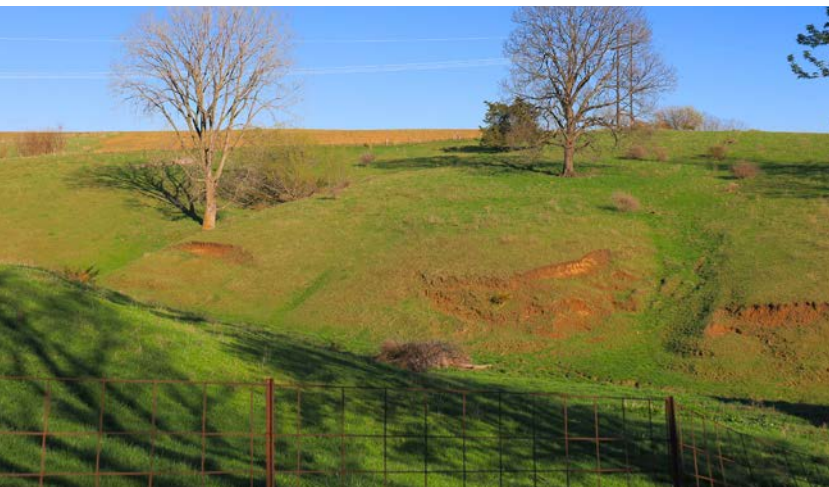
- 70 +/- total acres
- 40 +/- tillable acres
- 27 +/- pasture acres
- 3 +/- acres with home and buildings
- Respectable soils with a productivity index of 104.5 on the tillable acres
- Two scenic streams enhance aesthetics, recreation, and livestock utility
- Panoramic hilltop views ideal for a future homesite
- Charming farmhouse with modern utilities, including well, septic, and LP
- Multiple outbuildings, including pole sheds, a grain bin, and a traditional barn
- Excellent fencing throughout, suitable for cattle or horses
- Strong potential for recreation, investment, or a hobby farm lifestyle
- Opportunity for future subdivision or generational ownership
- 2024 taxes totaled \$3,039
- Easy access via U.S. Highway 20
- Located just 5 minutes from Galena, Illinois, and Dubuque, Iowa



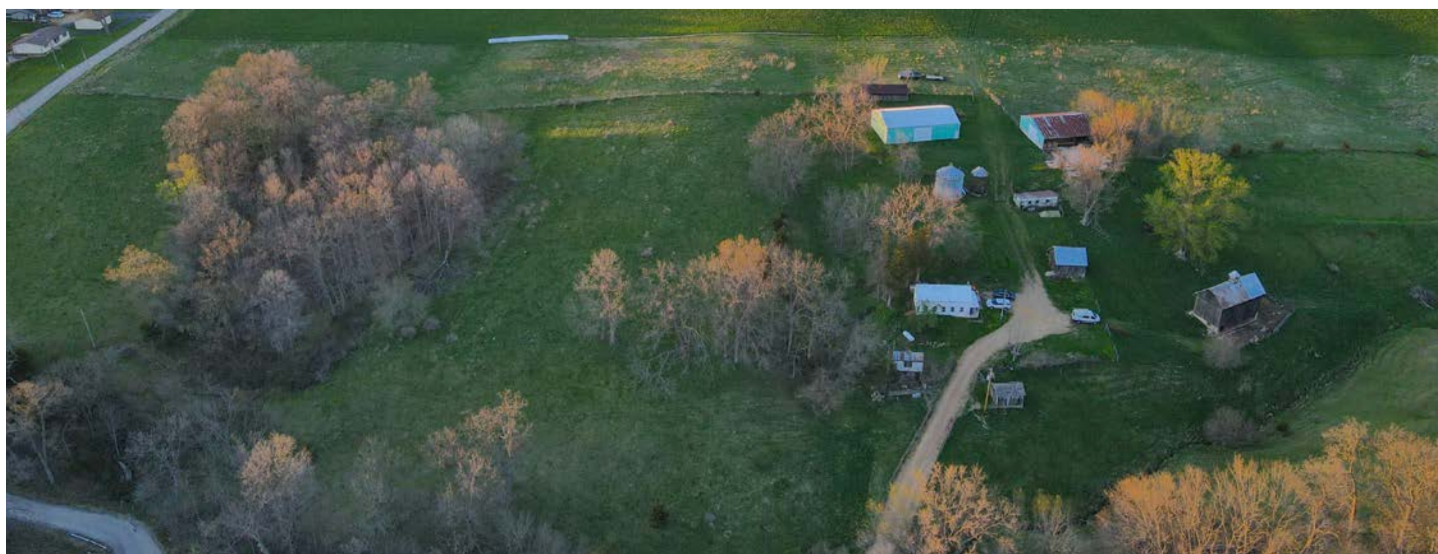
40 +/- TILLABLE ACRES



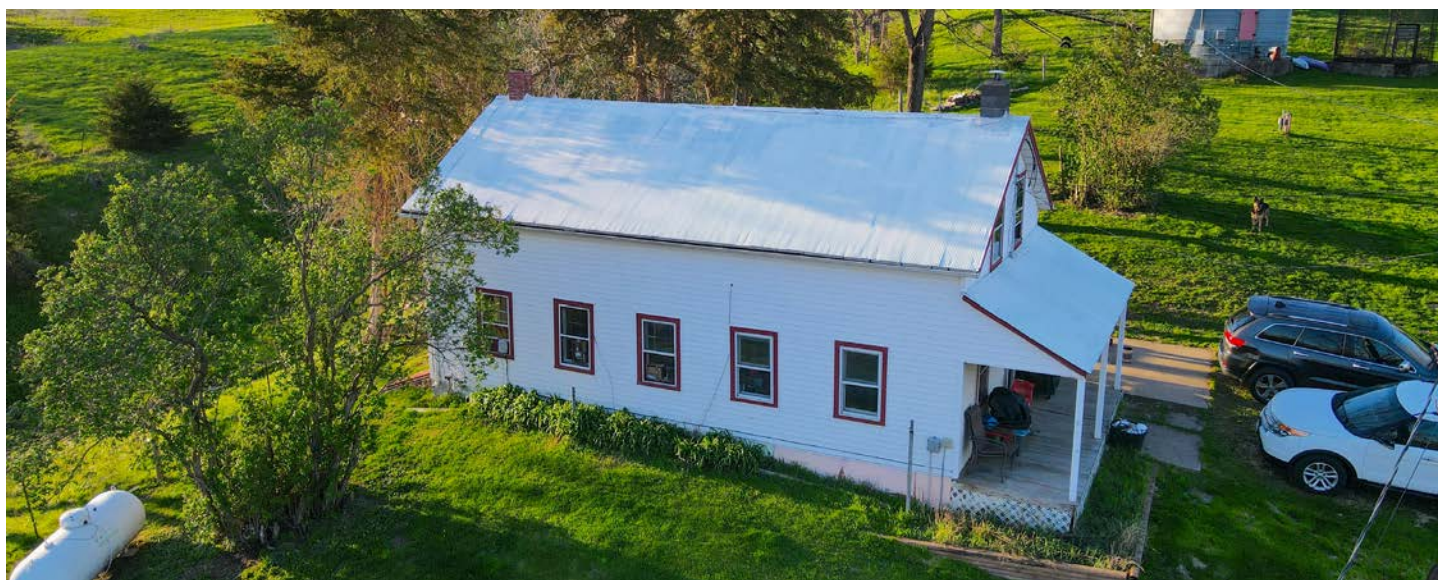
27 +/- PASTURE ACRES



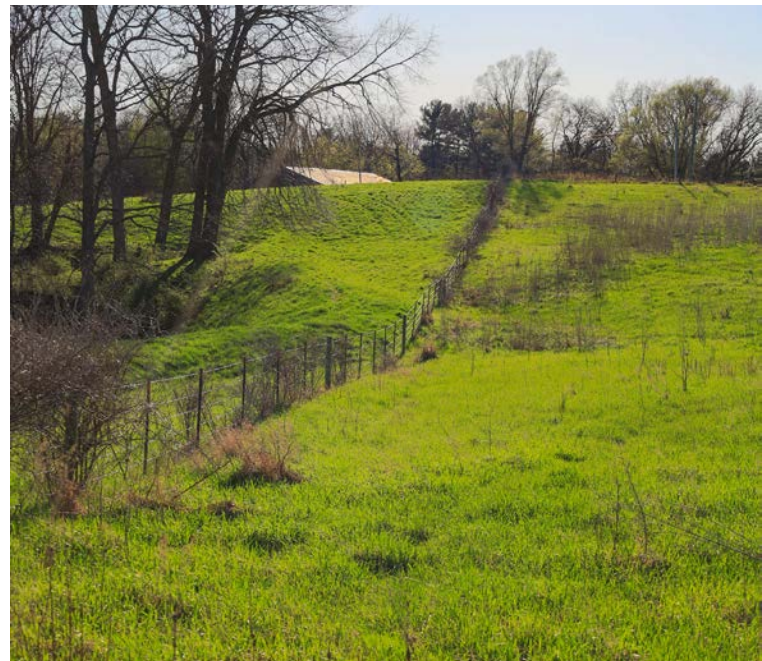
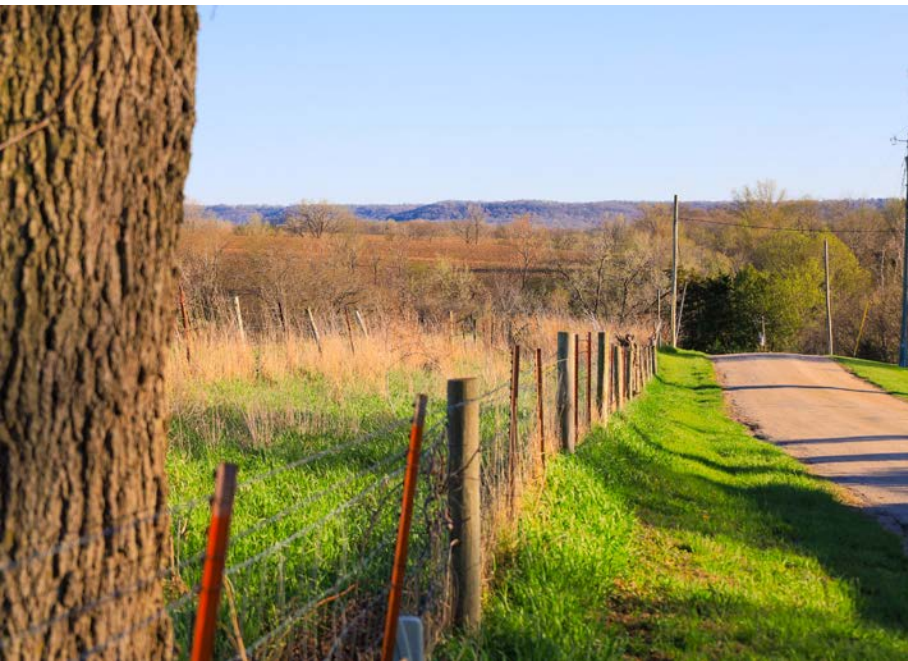
3 +/- ACRES WITH HOME AND BUILDINGS



CHARMING FARMHOUSE



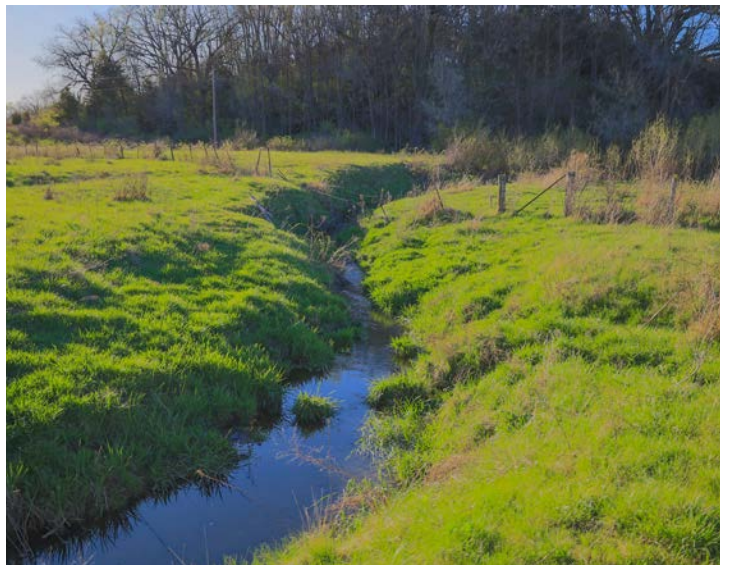
EXCELLENT FENCING



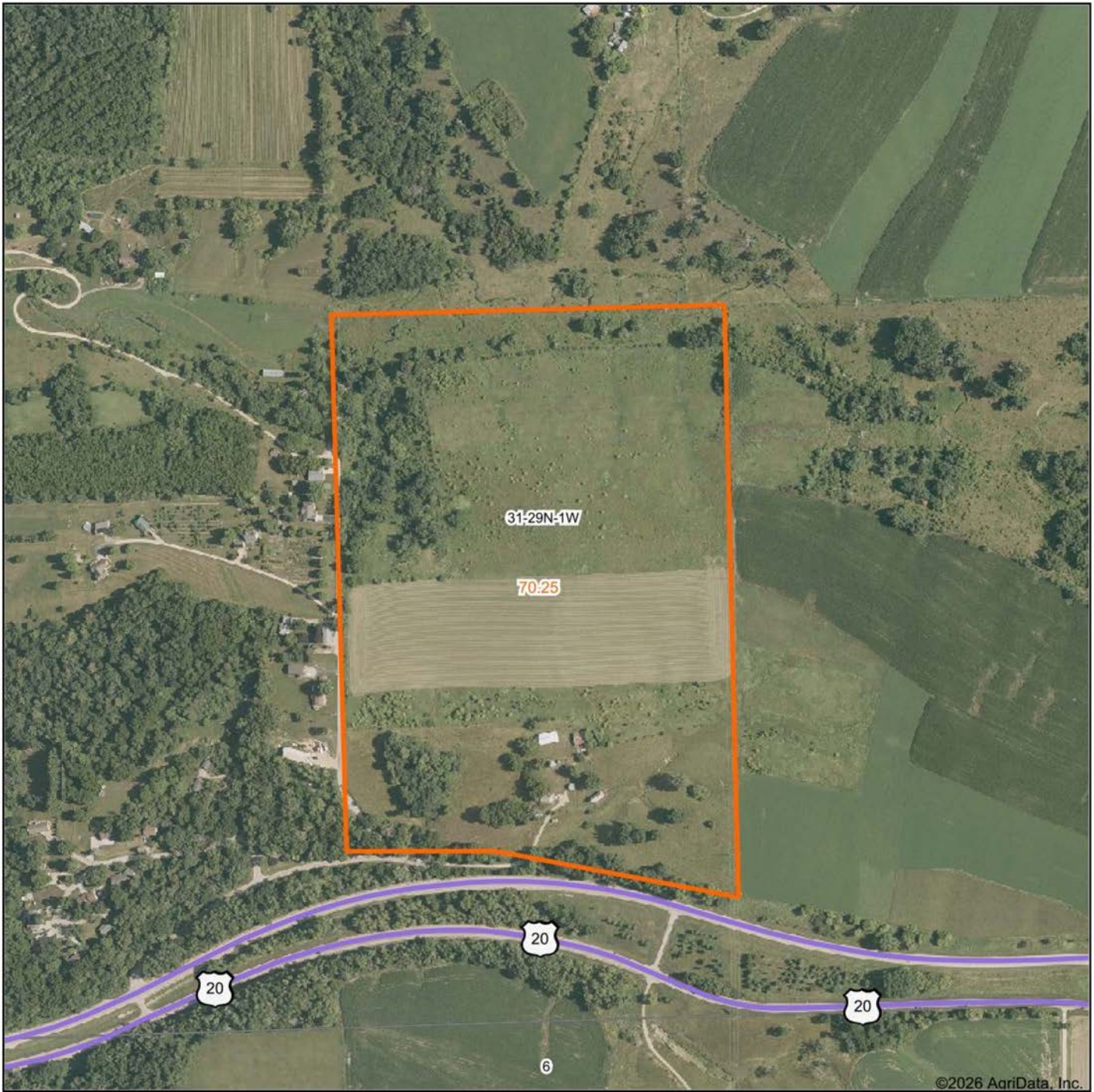
EASY ACCESS TO US HIGHWAY 20



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 42° 27' 58.53, -90° 32' 15.58

0ft 582ft 1164ft



Maps Provided By:



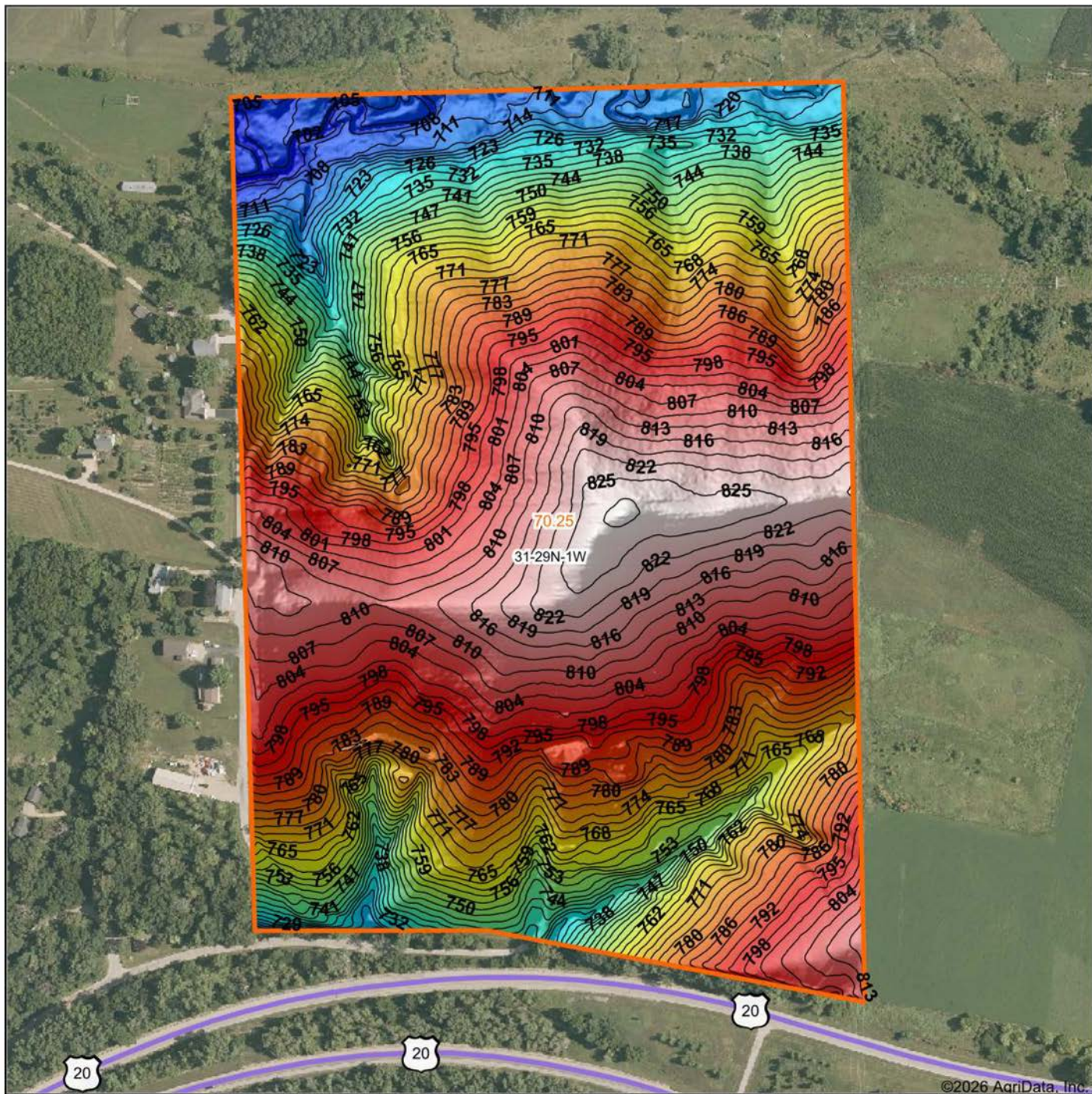
CUSTOMIZED ONLINE MAPPING
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31-29N-1W
Jo Daviess County
Illinois



4/8/2026

HILLSHADE MAP



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Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 3

Min: 697.3

Max: 829.0

Range: 131.7

Average: 778.2

Standard Deviation: 31.89 ft



4/8/2026

31-29N-1W
Jo Daviess County
Illinois

Boundary Center: 42° 27' 58.53, -90° 32' 15.58

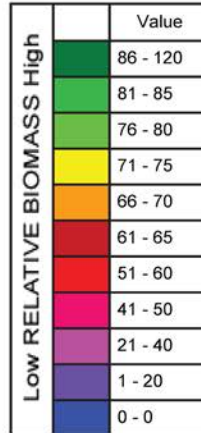
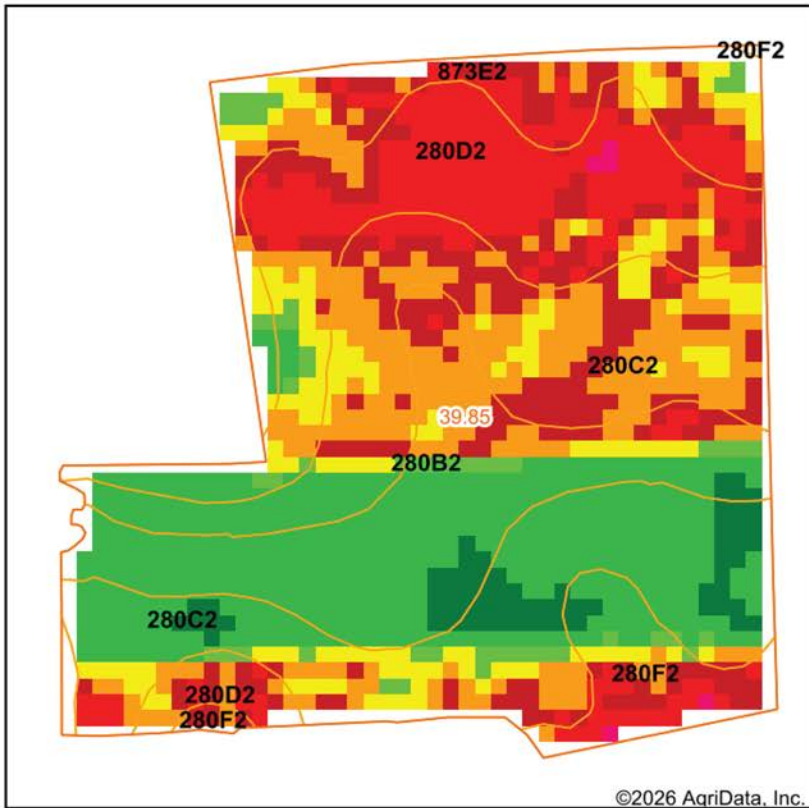


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SOILS MAP



State: **Illinois**
 County: **Jo Daviess**
 Location: **31-29N-1W**
 Township: **Menominee**
 Acres: **39.85**
 Date: **4/8/2026**

Crop:
 Grassland/Pasture - 66%
 Alfalfa - 34%

*USDA CropScape



Maps Provided By:



Area Symbol: IL085, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2025	*n NCCPI Overall
**280C2	Fayette silt loam, 5 to 10 percent slopes, moderately eroded	16.05	40.3%	Well drained	**113	74	81
**280D2	Fayette silt loam, 10 to 18 percent slopes, moderately eroded	9.06	22.7%	Well drained	**106	62.5	76
**280B2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	7.68	19.3%	Well drained	**115	79.5	84
**873E2	Dunbarton-Dubuque silt loams, 15 to 25 percent slopes, moderately eroded	4.69	11.8%	Well drained	**64	65.6	41
**280F2	Fayette silt loam, 18 to 35 percent slopes, moderately eroded	2.37	5.9%	Well drained	**87	68.5	19
Weighted Average					104.5		*n 72

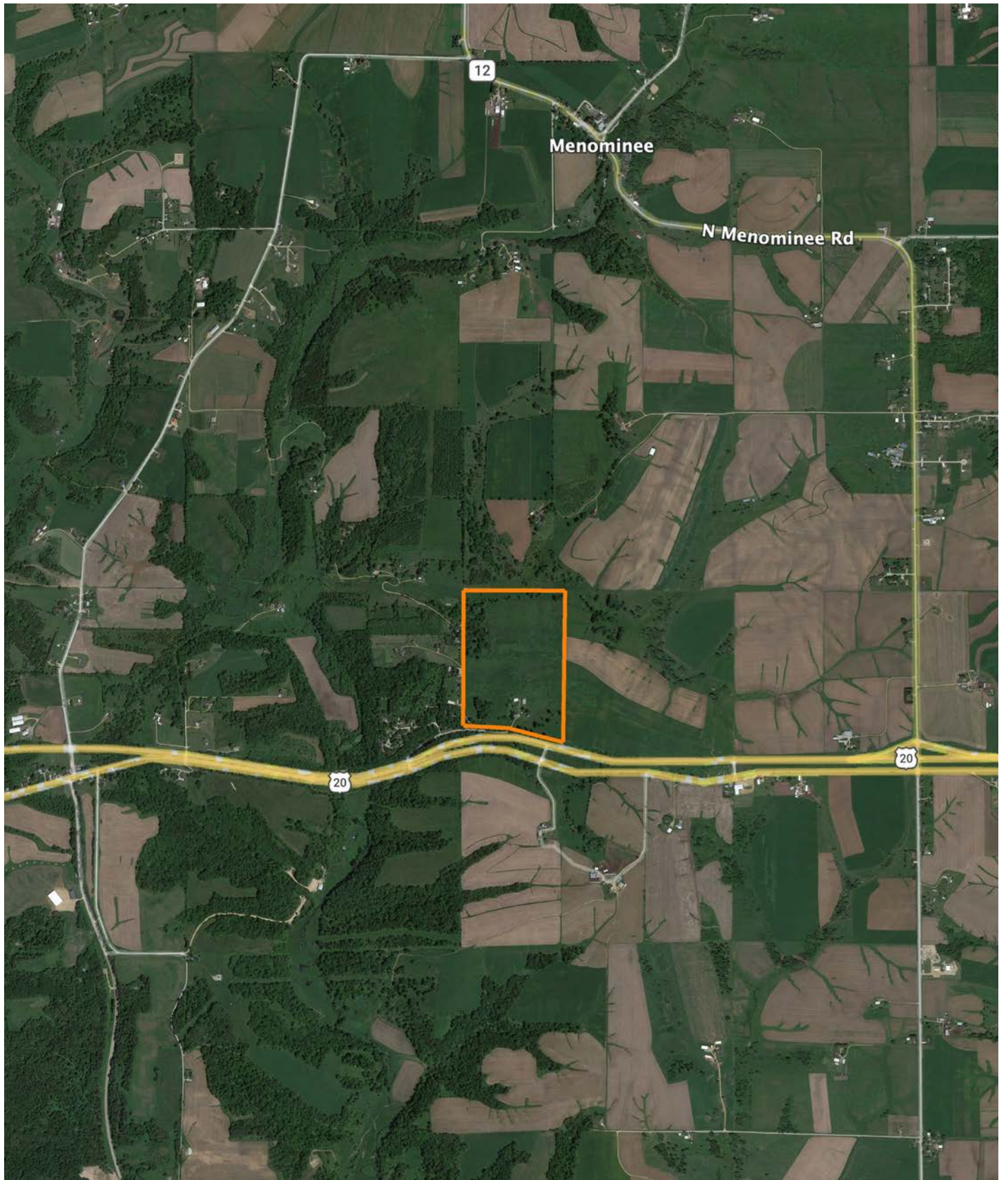
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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 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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