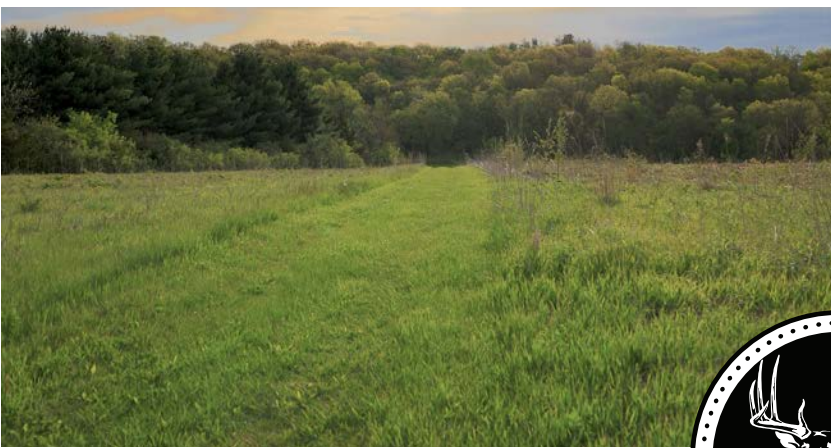


MIDWEST LAND GROUP PRESENTS

18.2 ACRES
STEPHENSON COUNTY, IL

2873 NORTH AYP ROAD LENA, ILLINOIS, 61048



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY HOME ON 18 +/- ACRES WITH CREEK, TIMBER, & HISTORIC BARN

Tucked back in a quiet, wooded setting in rural Stephenson County, this 18.2 +/- acre property offers a rare combination of privacy, natural beauty, and functional improvements, perfect for those seeking a true country retreat.

A blacktop driveway leads you to a beautiful two-story home situated near the center of the property. Built in 1991, this 3 bedroom, 2.5 bath home features approximately 2,280 square feet of living space. The main level features an open-concept kitchen, dining, and living area, along with a main-floor master bedroom and bathroom, plus a half bath with a washer and dryer.

Leading upstairs is a cozy loft area highlighted by abundant natural light from multiple windows and skylights. This space provides exceptional views of the surrounding landscape along with beautiful sunrise views. Finishing off the upper level are two additional bedrooms and a full bath.

The basement is dry, plumbed for a future bathroom, and provides excellent potential for additional finished living space. The home offers a warm and functional layout with a wood-burning fireplace that includes a convenient wood-loading box accessible directly from the garage, helping keep the mess out of the living space.

Recent improvements include a new roof (2024), interior paint (2024), new skylights (2024), updated flooring in the master bedroom and bathroom (2025), and a new walk-in shower (2025). Additional upgrades, such as new ceiling fans, storm doors, and updated appliances, add to the home's overall comfort and functionality.

The home is surrounded by a peaceful landscape where a meandering creek winds through the property, creating a scenic backdrop filled with wildlife. Deer, turkey, pheasants, and a wide variety of birds are frequent visitors, making this an ideal property for nature lovers, hunters, or anyone looking to escape the noise of town.

Outdoor living is a standout feature of this property. A screened-in porch, front porch with ceiling fans, concrete patio with electric, and a secluded elevated deck overlooking the creek provide multiple spaces to relax and take in the surroundings. Whether it's morning coffee or evening sunsets, this property delivers a true connection to the outdoors.

The land itself offers a balance of open ground and timber, with 6.67 acres currently enrolled in CRP, generating \$1,387 annually through September 30, 2029. Additional improvements include a historic barn, milkhouse, and a small outbuilding suitable for a playhouse or garden shed.

Located in the Freeport School District with a Lena mailing address, this property combines rural seclusion with convenient access to nearby communities.

If you've been searching for a property that offers privacy, recreational opportunity, and a true "escape" feel, this is one you won't want to miss. Contact listing agent Jason Heller at (815) 858-4403 to schedule your own private tour.



PROPERTY FEATURES

COUNTY: **STEPHENSON** | STATE: **ILLINOIS** | ACRES: **18.2**

- 2-story home
- Built in 1991
- 3 bed, 2.5 baths
- 2,280 +/- square feet living space
- Wood-burning fireplace
- Screened porch & multiple outdoor living areas
- 18.2 +/- total acres
- 6.67 acres in CRP - \$1,387/year income
- Private elevated deck overlooking the creek
- Scenic creek running through the property
- Secluded wooded setting with strong wildlife presence
- Historic barn
- Blacktop driveway
- Starlink internet available
- 10 minutes to Freeport, IL
- 10 minutes to Lena, IL
- 2024 taxes totaled \$7,958

2-STORY HOME BUILT IN 1991

The main level features an open-concept kitchen, dining, and living area, along with a main-floor master bedroom and bathroom, plus a half bath with a washer and dryer. Recent improvements include a new roof (2024), interior paint (2024), new skylights (2024), updated flooring in the master bedroom and bathroom (2025), and a new walk-in shower (2025).



ADDITIONAL INTERIOR PHOTOS



HISTORIC BARN, MILKHOUSE, AND SHED



6.67 ACRES IN CRP

The land itself offers a balance of open ground and timber, with 6.67 acres currently enrolled in CRP, generating \$1,387 annually through September 30, 2029.



BLACKTOP DRIVEWAY



SCENIC CREEK



AERIAL MAP



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Boundary Center: 42° 20' 33.86, -89° 42' 44.69



Maps Provided By:



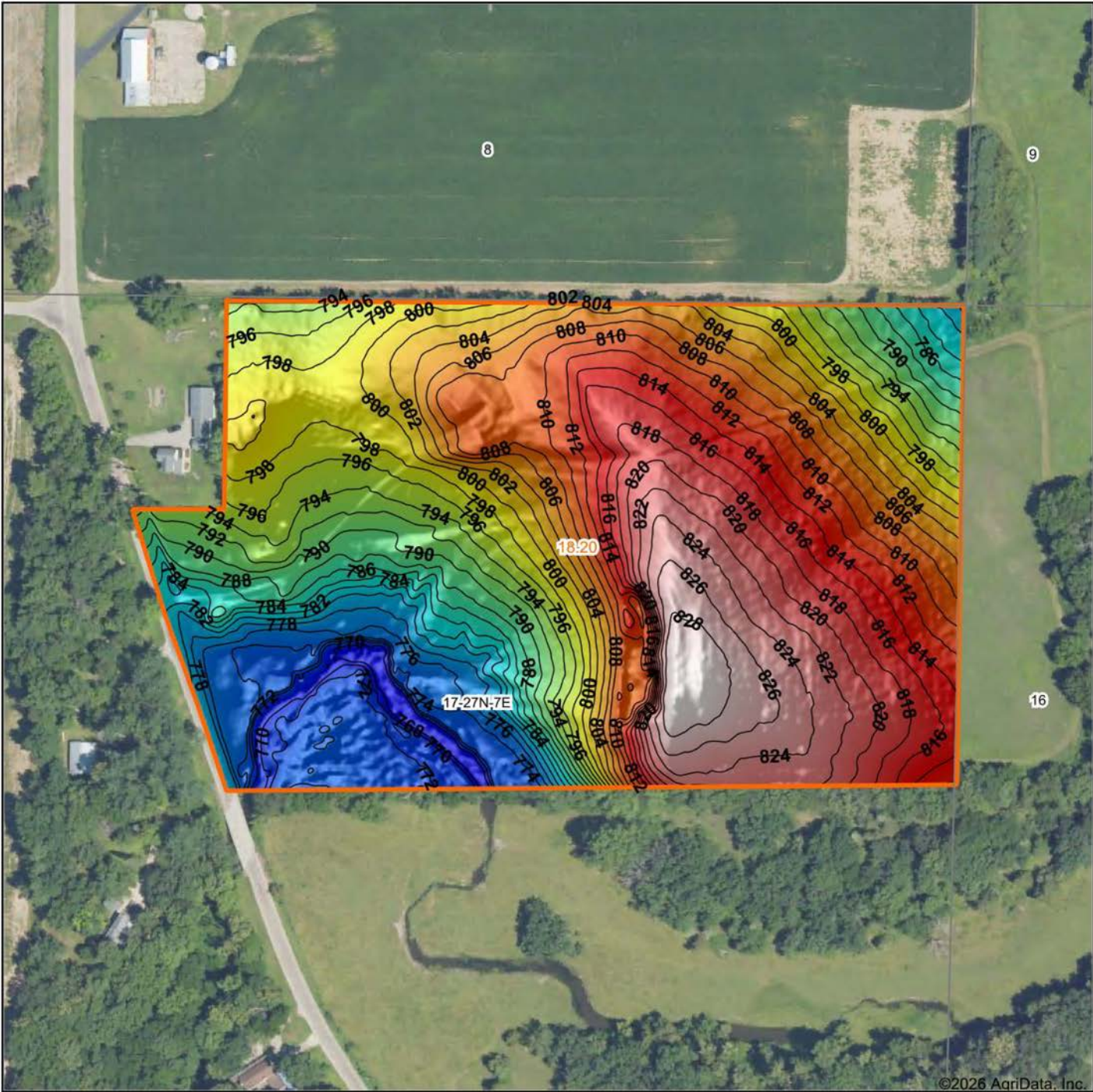
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17-27N-7E
Stephenson County
Illinois



4/28/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 767.6
 Max: 830.0
 Range: 62.4
 Average: 801.4
 Standard Deviation: 16.11 ft

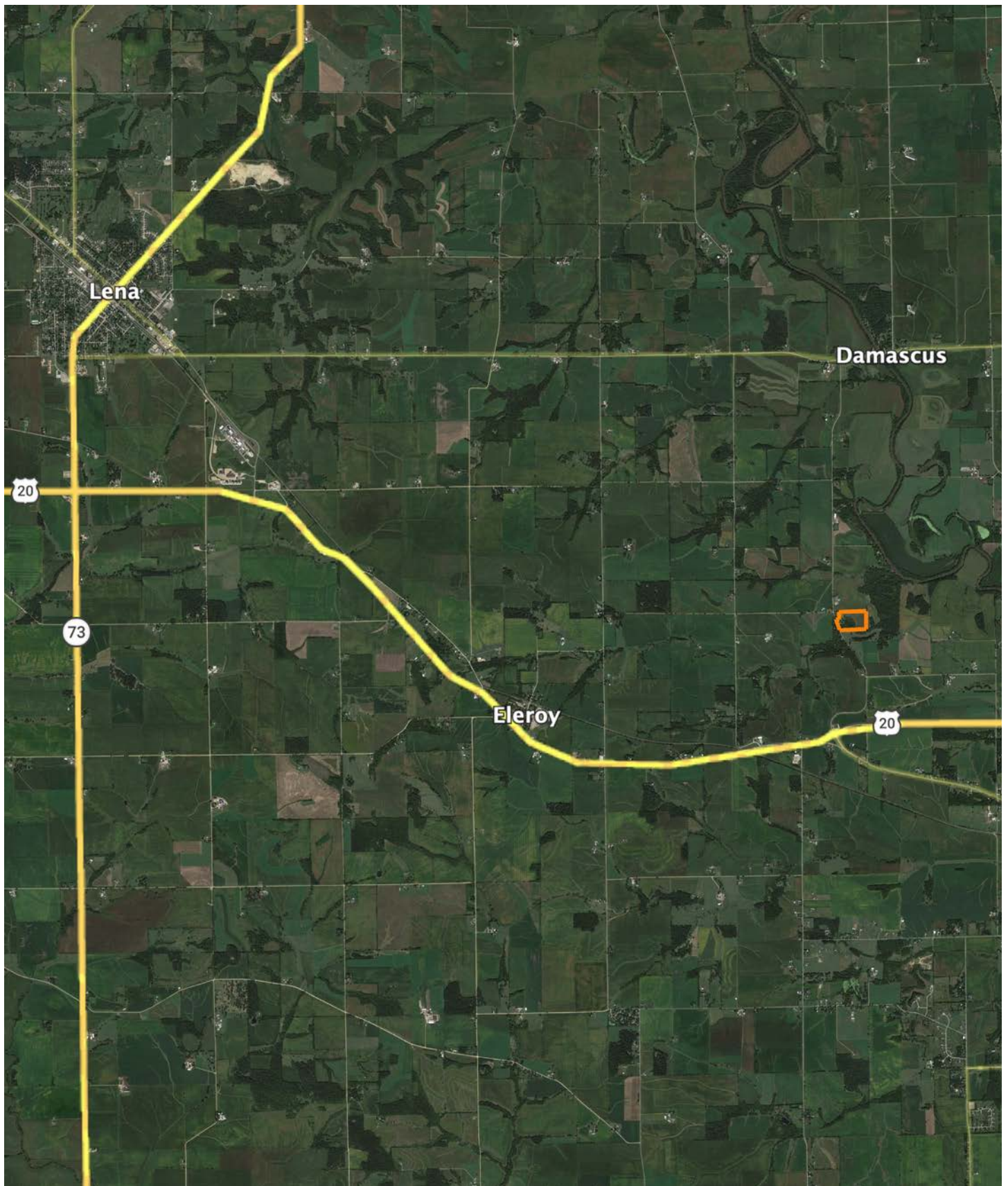


4/28/2026

17-27N-7E
Stephenson County
Illinois

Boundary Center: 42° 20' 33.86, -89° 42' 44.69

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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