

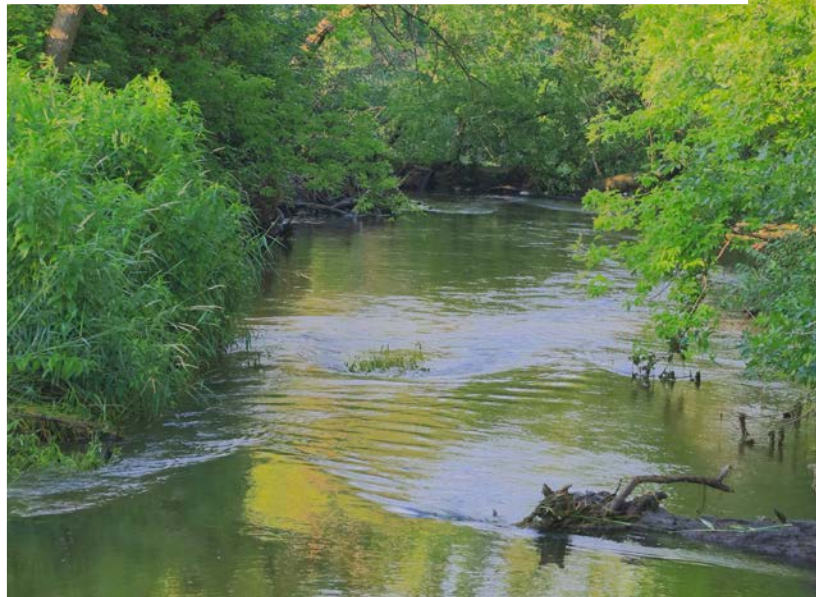
MIDWEST LAND GROUP PRESENTS



**40.09 ACRES**

**DEKALB COUNTY, IL**

**3618 Harper Road, Earlville, Illinois, 60518**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY DEKALB COUNTY HUNTING RETREAT WITH CREEK & INCOME

Located less than an hour from the western Chicago suburbs, this 40.09 +/- acre recreational property offers a rare combination of hunting, income, live water, and quality improvements in a highly sought-after area of DeKalb County.

As you pull into the private drive off Harper Road, you're immediately greeted by a 30'x40' pole building positioned near the entrance of the property. Its location provides easy access while minimizing disturbance to the hunting and recreational portions of the farm. The building features a concrete floor, private well, electric service, 12-foot ceilings, and two 10'x10' overhead doors. Whether utilized as a hunting headquarters, equipment storage facility, weekend retreat, or future gathering space, it offers immediate functionality and value.

Beyond the shed, Indian Creek winds its way through the front portion of the property, providing a year-round water source for wildlife while enhancing the property's natural beauty. A quality bridge crossing allows convenient access over the creek and into the heart of the farm, where an established trail system

has been thoughtfully maintained for easy navigation throughout the property.

Approximately 20 acres are enrolled in CRP, generating roughly \$5,100 in annual income, while the balance consists primarily of mature hardwood timber. The combination of warm-season grasses, timbered cover, edge habitat, and live water creates an outstanding environment for wildlife. The property has a proven history of producing quality whitetail deer and also supports healthy populations of turkey and pheasants. An elevated hunting blind is included and strategically positioned for hunting opportunities throughout the season.

Properties of this size that combine annual income, live water, established wildlife habitat, and substantial improvements are increasingly difficult to find in northern Illinois. Conveniently located just minutes from Shabbona Lake, approximately 30 minutes from DeKalb, Aurora, and Sugar Grove, and less than an hour from much of the Chicago metropolitan area, this property offers the perfect blend of recreation, investment potential, and weekend escape. Call listing broker Jason Heller at (815) 858-4403 to schedule your own private tour.



# PROPERTY FEATURES

COUNTY: **DeKALB** | STATE: **ILLINOIS** | ACRES: **40.09**

- 40.086 surveyed acres
- 20 +/- acres of hardwood timber
- 20 +/- acres enrolled in CRP
- \$5,100 +/- annual CRP income
- 30'x40' heated shed
- Electric service, private well & concrete floors
- Two 10'x10' overhead doors with 12' ceiling
- Established internal trail system
- Indian Creek flows through the property
- Well-built bridge crossing Indian Creek
- Elevated hunting blind
- Proven history of mature whitetail deer
- Strong turkey and pheasant populations
- Excellent mix of cover, food, and water
- Qualifies for landowner tags
- Total taxes only \$1,807 annually
- 5 minutes from Shabbona Lake State Park
- 30 minutes south of DeKalb
- 30 minutes from Sugar Grove and Aurora
- Less than one hour from much of the Chicago metro



# 30'X40' HEATED SHED

As you pull into the private drive off Harper Road, you're immediately greeted by a 30'x40' pole building positioned near the entrance of the property.



# 20 +/- ACRES OF HARDWOOD TIMBER

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# 20 +/- ACRES ENROLLED IN CRP

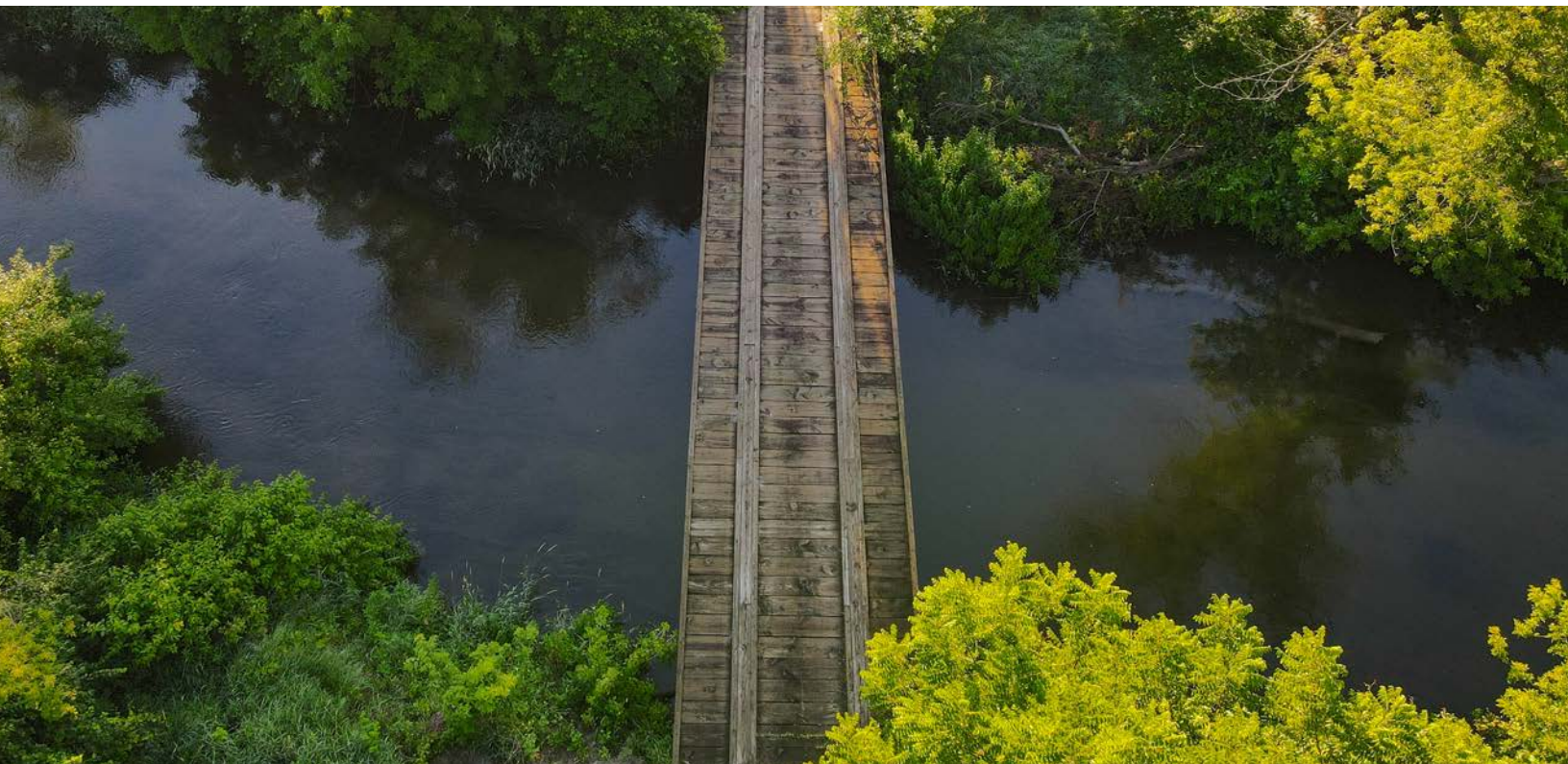
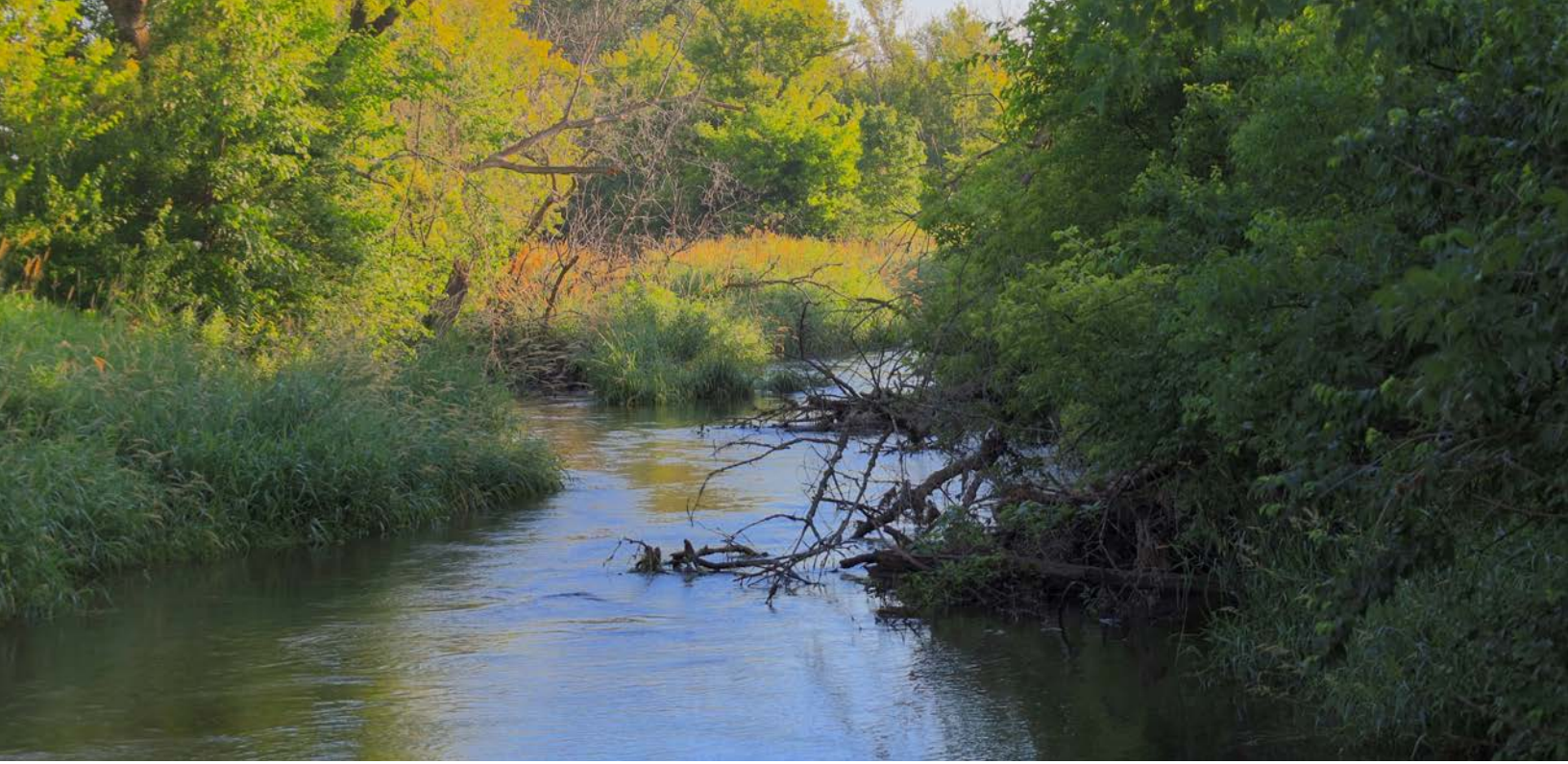
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# INDIAN CREEK

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Beyond the shed, Indian Creek winds its way through the front portion of the property, providing a year-round water source for wildlife while enhancing the property's natural beauty.



# QUALITY HUNTING OPPORTUNITIES



# AERIAL MAP



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Boundary Center: 41° 40' 55.25, -88° 52' 22.32

0ft 823ft 1645ft

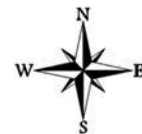


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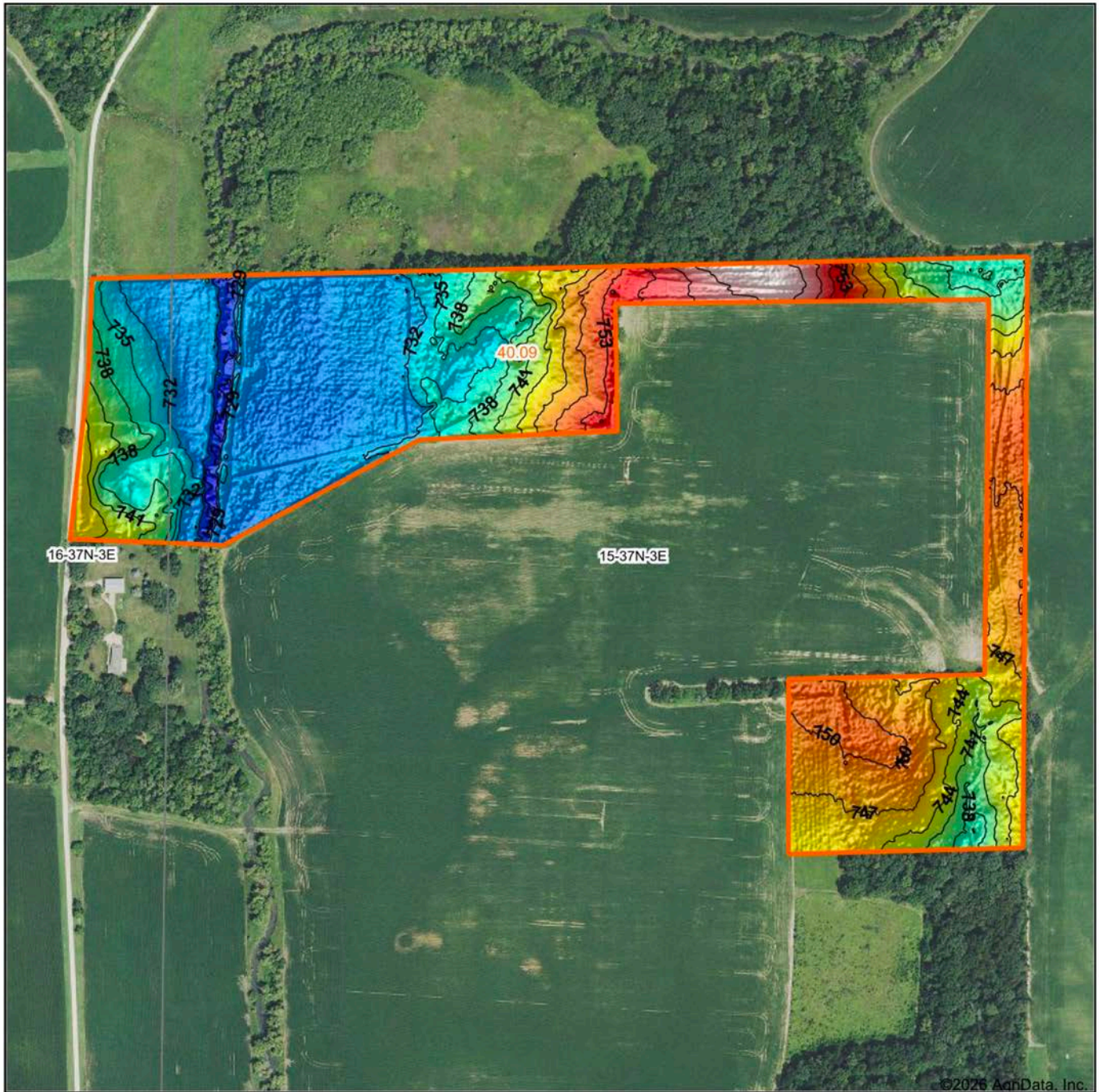
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**15-37N-3E**  
**DeKalb County**  
**Illinois**



6/21/2026

# TOPOGRAPHY MAP



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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 724.8  
 Max: 764.5  
 Range: 39.7  
 Average: 740.0  
 Standard Deviation: 8.83 ft

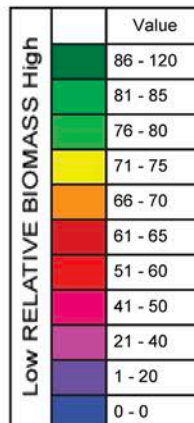


6/21/2026

**15-37N-3E**  
**DeKalb County**  
**Illinois**

Boundary Center: 41° 40' 55.25, -88° 52' 22.32

# SOILS MAP



State: **Illinois**  
 County: **DeKalb**  
 Location: **15-37N-3E**  
 Township: **Paw Paw**  
 Acres: **20.78**  
 Date: **6/21/2026**

Crop:

Grassland/Pasture - 66%  
 Shrubland - 11%

\*USDA CropScape



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2025	*n NCCPI Overall
**3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	11.38	54.8%	Poorly drained	**125	71.7	63
**193B	Mayville silt loam, 2 to 5 percent slopes	3.39	16.3%	Moderately well drained	**108	69.5	84
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	1.64	7.9%	Moderately well drained	**119	68.9	82
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	1.43	6.9%	Moderately well drained	**107	66.9	68
62A	Herbert silt loam, 0 to 2 percent slopes	1.19	5.7%	Somewhat poorly drained	131	74	75
**348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	0.96	4.6%	Moderately well drained	**113	67.1	83
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.79	3.8%	Poorly drained	**144	66.9	88
<b>Weighted Average</b>					<b>121</b>		<b>*n 70.8</b>

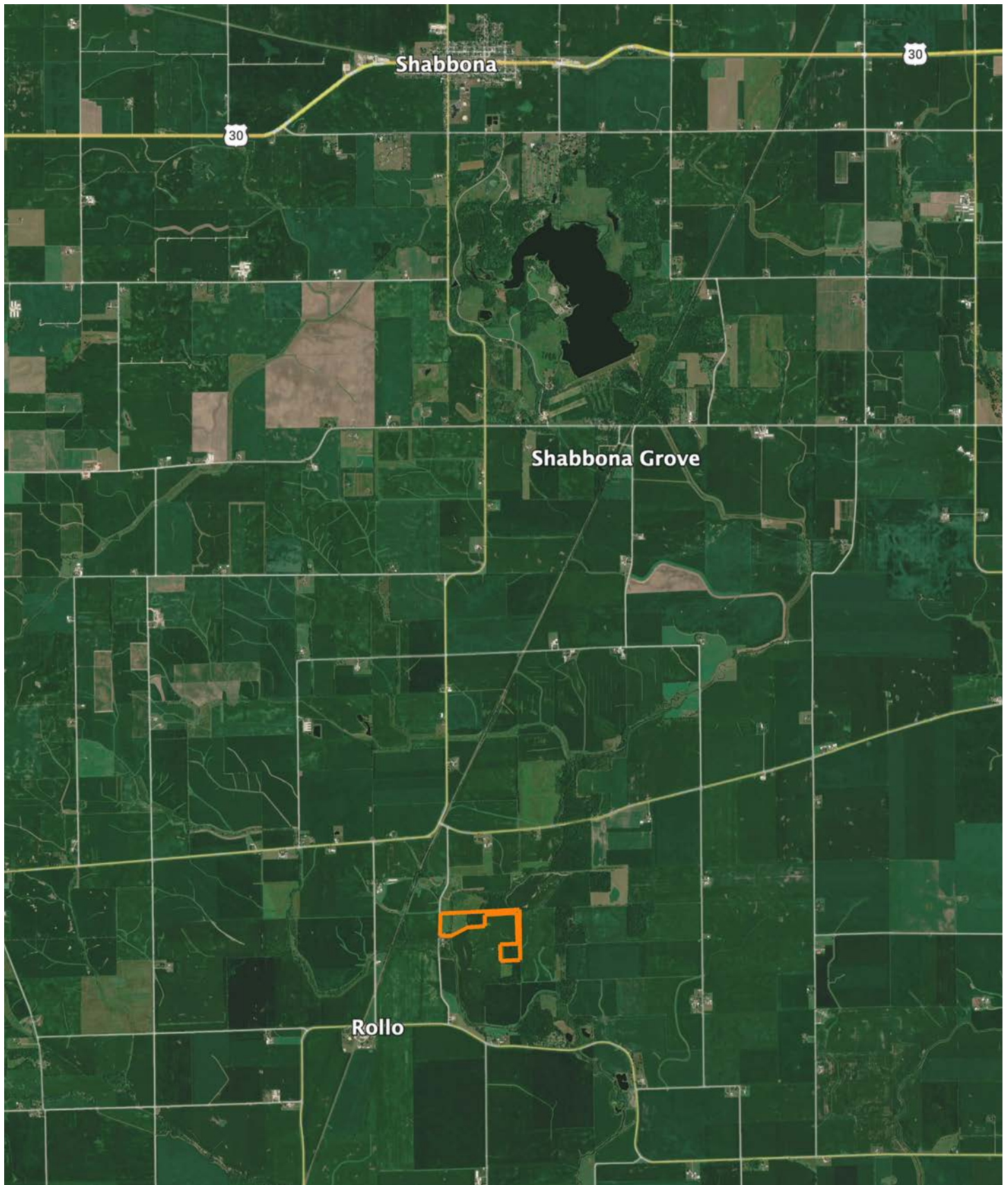
**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

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

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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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JHeller@MidwestLandGroup.com



**MidwestLandGroup.com**

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