

MIDWEST LAND GROUP PRESENTS

108 ACRES

# JO DAVIESS COUNTY, IL

WEST LONGHOLLOW ROAD, ELIZABETH, ILLINOIS, 61028



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# LONGHOLLOW LEGACY FARM - 108 +/- ACRES WITH CABIN, INCOME, SCENIC VIEWS, & HUNTING

---

Located in one of the most desirable areas of Jo Daviess County, this 108 +/- acre property offers something increasingly difficult to find: a farm that provides multiple income streams while providing an exceptional recreational and lifestyle experience.

Spend the weekend hiking your own trails, watching wildlife move through mature hardwoods, gathering around the firepit, playing golf at The General, or dining and shopping in historic downtown Galena just minutes away. With tillable income, hunting lease income, Airbnb income, and two spectacular building sites, this property works as both a retreat and a long-term land investment.

Located at 3340 West Longhollow Road, Elizabeth, Illinois, just 10 minutes from downtown Galena, this property offers a rare combination of privacy, natural beauty, outdoor recreation, and income-producing potential. The farm features approximately 60 tillable acres carrying a weighted Productivity Index of 104, 10 acres of pasture, and a secluded balance of mature hardwood timber featuring black walnut, oak, and hickory.

The property also includes a beautifully finished 400-square-foot Airbnb cabin designed for comfort and efficiency. Features include custom granite counters, a

65-inch TV, king bed, Liebherr refrigerator, microwave, two-basin stainless steel kitchen sink, electric range with oven and cooktop, electric baseboard heat, wood-burning stove, full bath with Kohler vanity, custom ceramic tile shower, outdoor patio, firepit, and park-style BBQ grill. The cabin is available furnished and also features wireless internet, electronic keypad, ring cameras, and EV charging station.

The recreational qualities of this farm are exceptional. An established road/trail system provides access throughout the property, winding through timbered ridges, creek corridors, and scenic overlooks. The diverse habitat supports strong populations of whitetail deer and wild turkey, while springtime morel mushroom hunting adds yet another seasonal attraction. Whether your interests include hunting, hiking, ATV riding, wildlife observation, horseback riding, or simply enjoying the outdoors, the property offers year-round enjoyment.

This is not just a scenic property - it is an income-producing recreational asset. Current or recent income sources include approximately \$5,000 from hunting lease income, about \$16,500 from tillable land lease income (or more from custom farming), and about \$10,000+ gross Airbnb income.

Perhaps the most unique feature of the farm is its collection of elevated ridge-top locations that offer sweeping 180-degree views across the surrounding countryside. These sites provide compelling opportunities for a future home, family retreat, or legacy estate while maintaining privacy and seclusion.

Whether you envision morning coffee overlooking the valley, afternoons on the golf course, evenings around the firepit, hiking through your own hardwood forest, or creating a private Galena-area retreat, this property

offers a combination of location, beauty, usability, and income that is rarely available on the market.

An additional contiguous 38.5 acres is available, including tillable bottom land, secluded hardwood forest, and Furnace Creek.

Showings are available by appointment only, contact listing broker Jason Heller at (815) 858-4403 to schedule your private showing.

## PROPERTY FEATURES

COUNTY: **JO DAVIESS** | STATE: **ILLINOIS** | ACRES: **108**

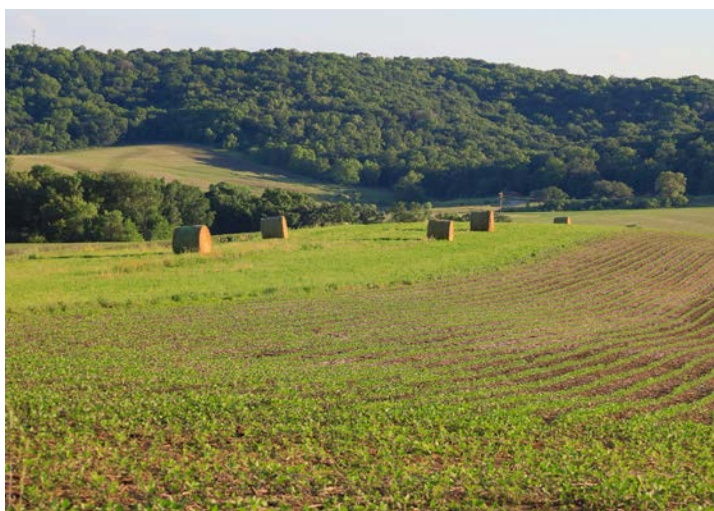
- 108 +/- acres in the highly sought-after Longhollow corridor just minutes from Galena and The Galena Territory
- Approximately 60.6 acres of productive tillable farmland with a weighted PI of 104.1
- 48 +/- acres of timber
- 400 square foot updated cabin with modern features
- Income potential from tillable land, Airbnb cabin, and hunting lease
- Mature hardwoods consisting of black walnut, white oak, red oak, and hickory
- Multiple scenic ridge-top build sites offering breathtaking 180-degree views of the surrounding countryside
- Extensive internal road/trail system ideal for hiking, ATV riding, horseback riding, hunting, and exploring
- Excellent whitetail deer and turkey hunting with strong populations
- Established hunting lease in place
- Diverse recreational opportunities including morel mushroom hunting, wildlife viewing, camping, and outdoor recreation
- Rare combination of income production, privacy, recreation, and long-term investment potential
- Property taxes are TBD due to parcel split
- 2.5 miles / 5 minutes from The Galena Territory
- 10 miles / 15 minutes from downtown Galena, Illinois
- 2 +/- hours from Chicago suburbs



# PRODUCTIVE TILLABLE FARMLAND

---

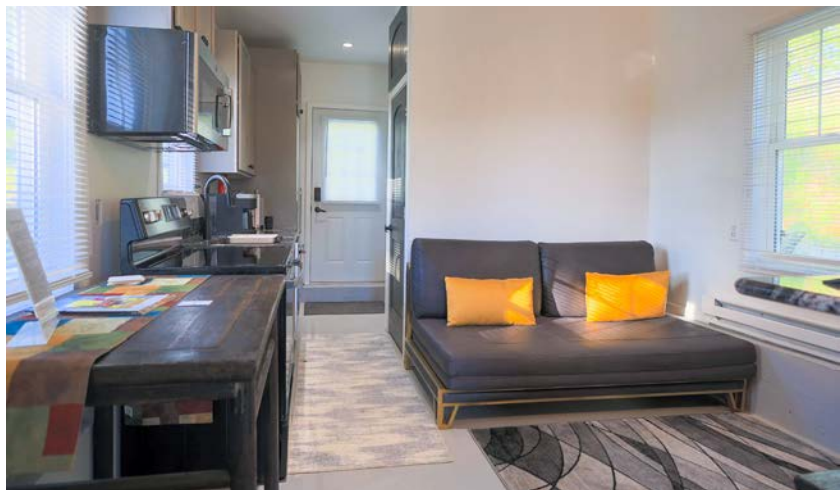
The farm features approximately 60 tillable acres carrying a weighted Productivity Index of 104.



# 400 SQ. FT. UPDATED CABIN

---

Features include custom granite counters, a 65-inch TV, king bed, Liebherr refrigerator, microwave, two-basin stainless steel kitchen sink, electric range with oven and cooktop, electric baseboard heat, wood-burning stove, full bath with Kohler vanity, custom ceramic tile shower, outdoor patio, firepit, and park-style BBQ grill.



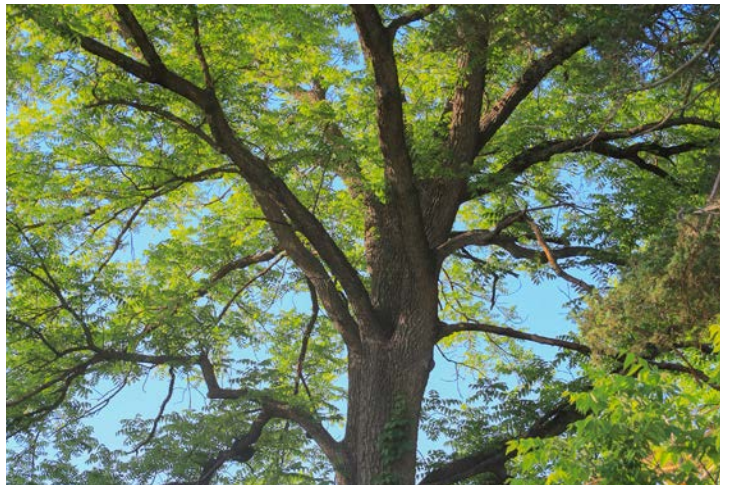
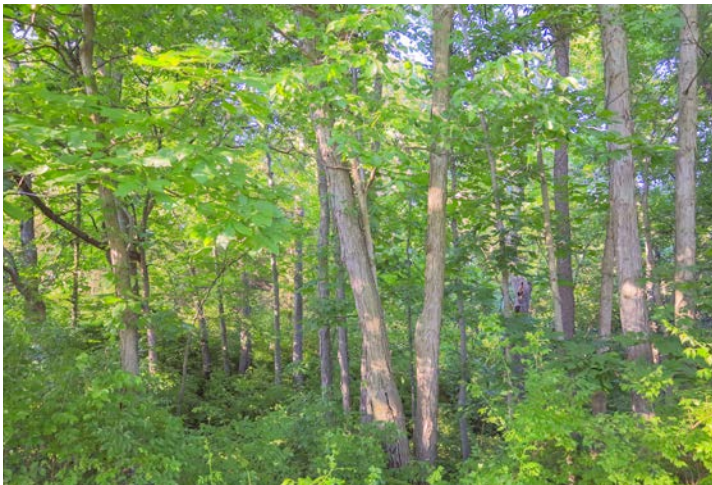
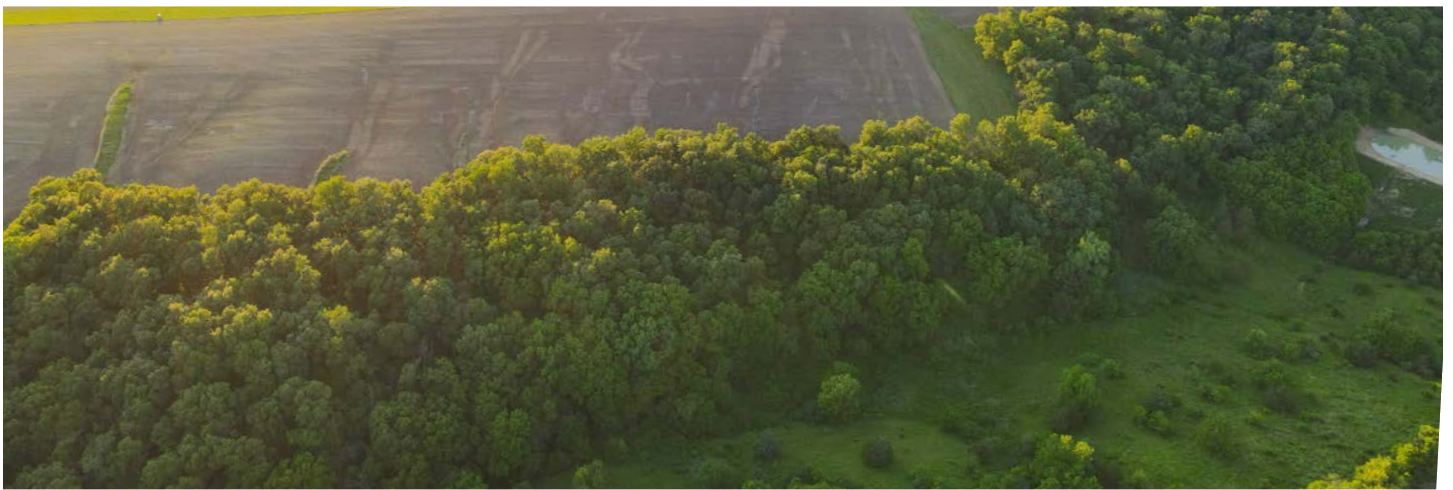
# INTERNAL ROAD/TRAIL SYSTEM

---



48 +/- ACRES OF TIMBER

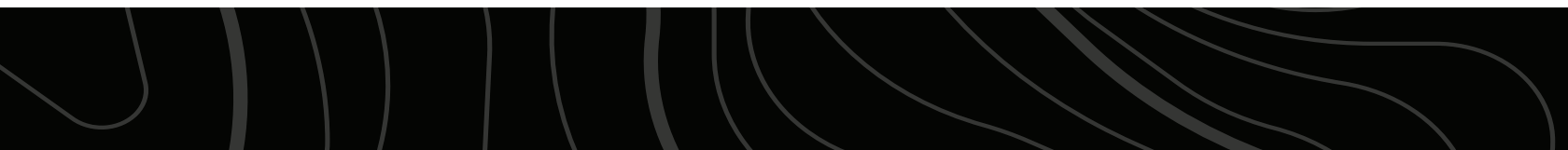
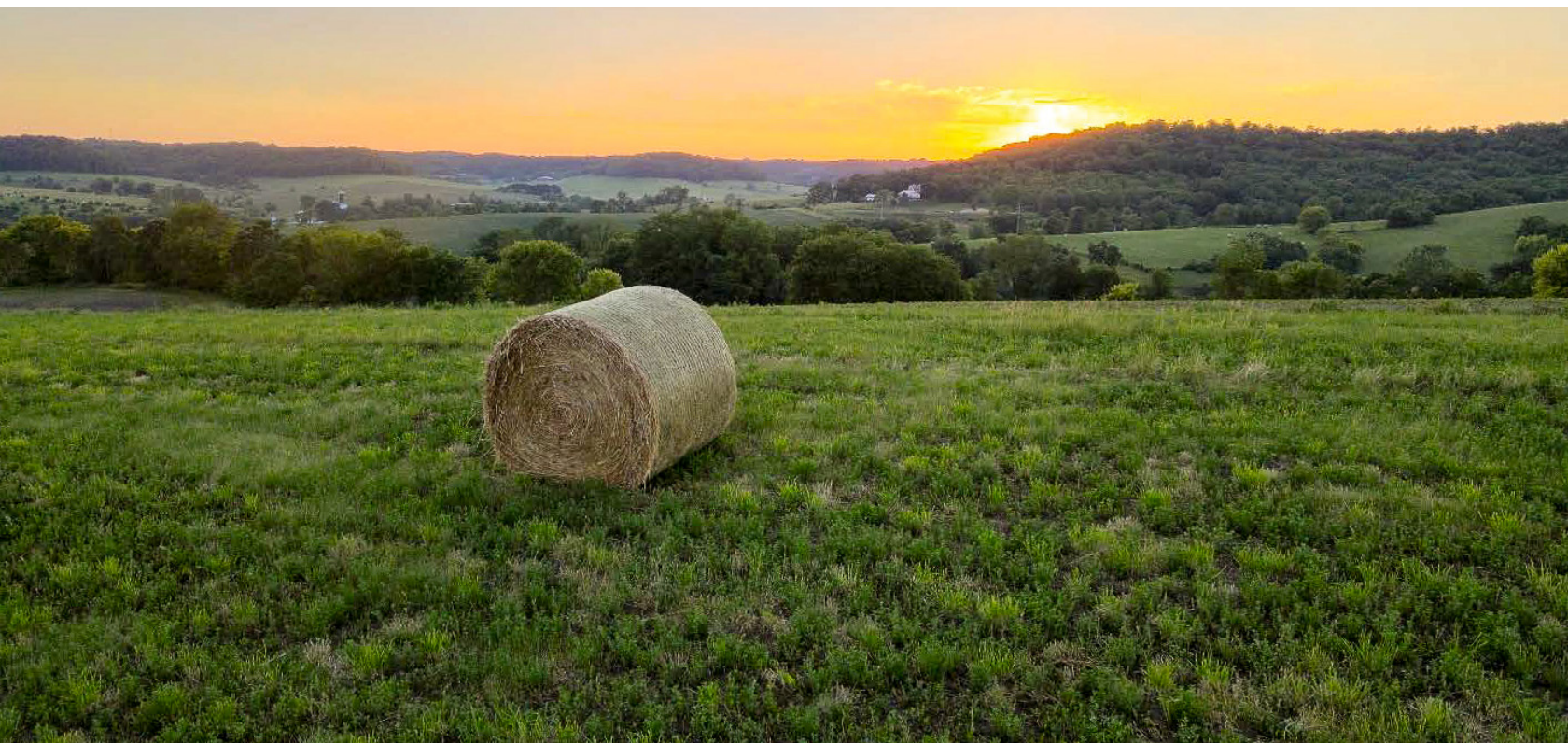
---



# SCENIC RIDGE-TOP BUILD SITES

---

Perhaps the most unique feature of the farm is its collection of elevated ridge-top locations that offer sweeping 180-degree views across the surrounding countryside.



# AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 42° 22' 4.35, -90° 16' 49.12



Maps Provided By:



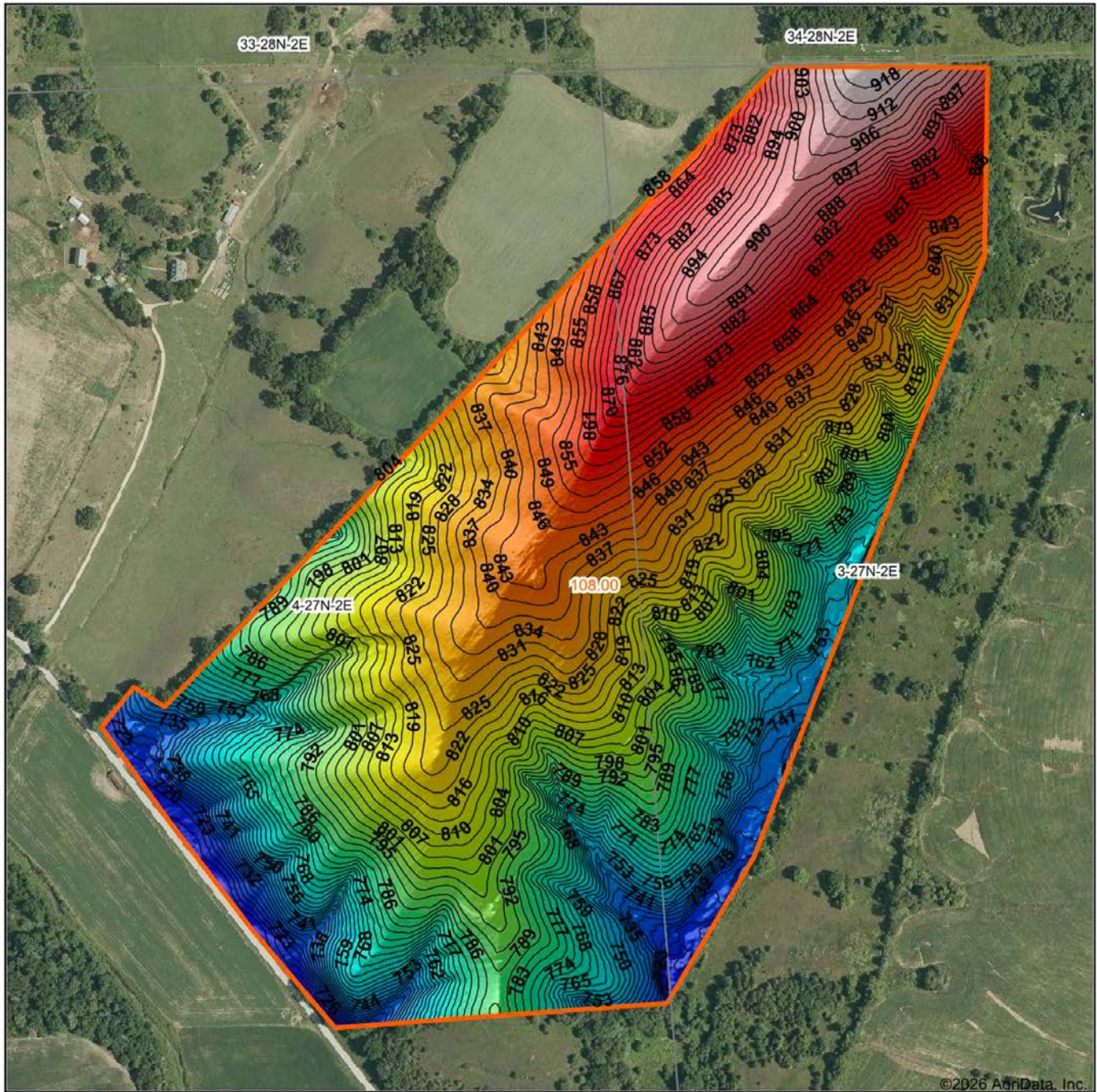
© AgriData, Inc. 2025 www.AgriDataInc.com

**4-27N-2E**  
**Jo Daviess County**  
**Illinois**



6/5/2026

# HILLSHADE MAP



©2026 AgriData, Inc.



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 710.1  
Max: 920.7  
Range: 210.6  
Average: 813.9  
Standard Deviation: 47.57 ft

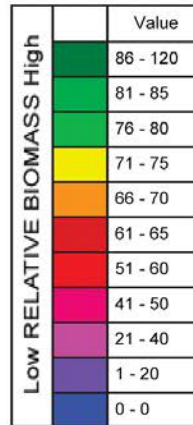


6/5/2026

**4-27N-2E**  
**Jo Daviess County**  
**Illinois**

Boundary Center: 42° 22' 4.35, -90° 16' 49.12

# SOILS MAP



State: **Illinois**  
 County: **Jo Daviess**  
 Location: **4-27N-2E**  
 Township: **Elizabeth**  
 Acres: **60.63**  
 Date: **6/5/2026**

Crop:

Soybeans - 85%  
 Alfalfa - 11%

\*USDA CropScape



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	30.45	50.1%	Well drained	**112	85.4	82
**279B	Rozetta silt loam, 2 to 5 percent slopes	11.82	19.5%	Well drained	**118	85.2	87
**417D2	Derinda silt loam, 10 to 18 percent slopes, eroded	8.63	14.2%	Moderately well drained	**78	85	51
**417C2	Derinda silt loam, 5 to 10 percent slopes, eroded	3.49	5.8%	Well drained	**86	83.9	55
**873D2	Dunbarton-Dubuque silt loams, 7 to 15 percent slopes, moderately eroded	2.77	4.6%	Well drained	**72	84.9	47
**429D2	Palsgrove silt loam, 10 to 18 percent slopes, moderately eroded	2.76	4.6%	Well drained	**91	84.7	70
**572B	Loran silty clay loam, 3 to 7 percent slopes	0.71	1.2%	Somewhat poorly drained	**119	84.1	76
<b>Weighted Average</b>					<b>104.1</b>		<b>*n 74.8</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

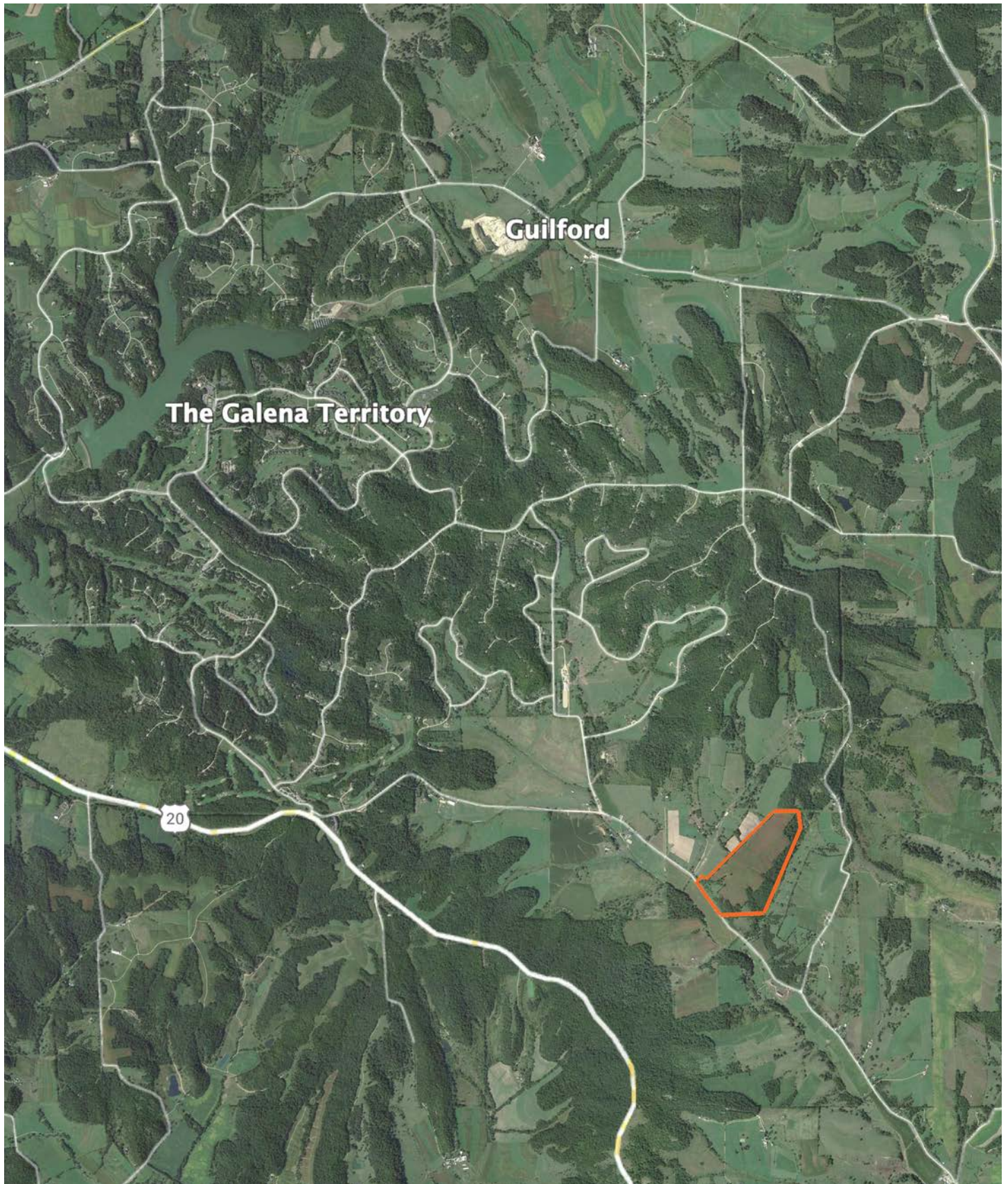
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* 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

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  
**815.745.4365**  
JHeller@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.