

MIDWEST LAND GROUP PRESENTS



JO DAVIESS COUNTY, IL

40 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BUILT LUXURY RETREAT WITH HEATED SHOP, SOLAR POWER & SPRING-FED POND

Tucked away at the end of a winding 1/2 mile private driveway, this custom built estate offers a level of privacy that is becoming increasingly difficult to find.

Situated on 40 picturesque acres, the property combines luxury living, recreational opportunity, and complete seclusion into one remarkable offering.

Built by Amwood Homes in 2011, the residence was thoughtfully designed with quality and longevity in mind. Inside, you'll find over 3,300 square feet of finished living space featuring hickory hardwood floors, solid maple cabinetry and trim, granite countertops, nine-foot ceilings on both levels, and a stunning stone fireplace that serves as the focal point of the main living area.

The open-concept floor plan was built for both everyday comfort and entertaining. Large Anderson windows and oversized patio doors invite natural light while framing peaceful views of the surrounding timber and wildlife. Two main-level primary suites provide flexibility for owners and guests alike, while the finished walkout lower level offers additional living space, recreation areas, and room for family and friends.

Step outside and the property truly begins to shine. The spring-fed pond, mature hardwood timber, established

fruit trees, and abundant wildlife create an environment that feels more like a private nature preserve than a residential property. Spend your evenings on the composite deck overlooking the countryside, explore the timber in search of morel mushrooms, or simply enjoy the peace and quiet that comes from owning a property with virtually no visible neighbors.

For those needing additional space, the heated 40'x60' shop provides exceptional storage for vehicles, equipment, hobbies, or recreational toys. Combined with the heated attached garage, the property offers functionality rarely found in luxury rural homes.

Adding to the appeal is a solar energy system with net metering, helping keep utility costs remarkably low while providing long-term efficiency and sustainability.

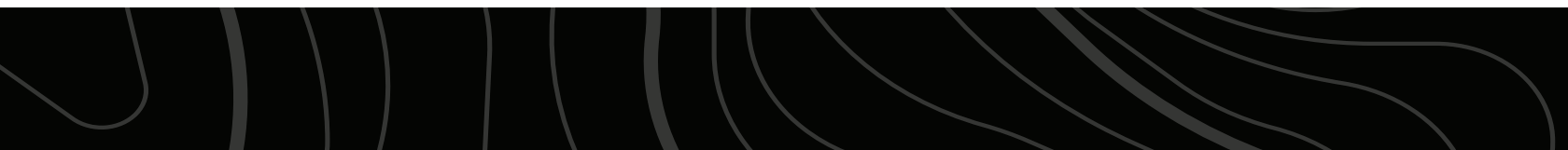
Whether you're searching for a full-time residence, private family retreat, executive getaway, or legacy property to be enjoyed for generations, 9496 S. Hanover Hill Road delivers a rare combination of quality construction, natural beauty, privacy, and lifestyle.

Properties offering this level of seclusion, craftsmanship, and recreational opportunity seldom become available. Showings by appointment only, contact listing broker Jason Heller to schedule a private showing.

PROPERTY FEATURES

COUNTY: **JO DAVIESS** | STATE: **ILLINOIS** | ACRES: **40**

- 40 +/- private acres with approximately 25 acres of mature timber
- Custom built 2011 Amwood ranch home
- 3,342 +/- square feet of finished living space
- Four bedrooms and four bathrooms
- Heated 40'x60' shop with concrete floor
- Spring-fed pond
- 1/2 mile private driveway
- Solar system with net metering
- Heated attached garage
- Interior Features
 - Hickory hardwood flooring
 - Solid maple doors, trim and cabinetry
 - Bader Custom Cabinets
 - Granite countertops throughout
 - Two main-level primary suites
 - Stone fireplace centerpiece
 - Stone walk-in showers
 - Nine-foot ceilings on both levels
 - Anderson windows and oversized patio doors
 - Dedicated office
- Exercise room with floor drain
- Whirlpool tub
- Construction & Mechanical Features
 - 50-year roof and siding
 - 10-inch basement wall construction
 - Tiled foundation drainage system
 - Radon mitigation system
 - 180'+ deep well
 - Composite deck
 - Stamped concrete patios
 - Gutter guard system
- Recreation & Lifestyle
 - Red oak, black walnut, cedar, elm and pine timber
 - Morel mushroom hunting opportunities
 - Established apple, crabapple and cherry trees
 - Excellent deer, turkey and wildlife viewing
 - Privacy berm along Hanover Hill Road
 - Wired for Starlink, HughesNet, or fiber optic internet

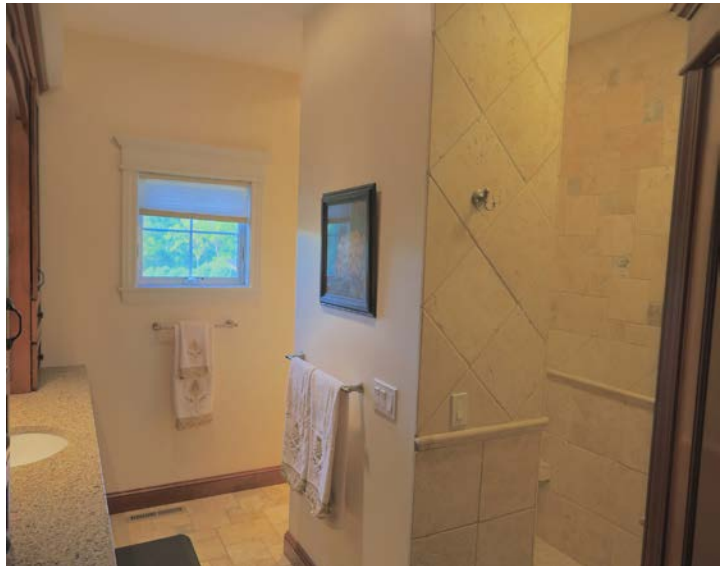


CUSTOM BUILT AMWOOD RANCH HOME

Built by Amwood Homes in 2011, the residence was thoughtfully designed with quality and longevity in mind. Inside, you'll find over 3,300 square feet of finished living space



3,342 +/- SQ. FT. OF FINISHED LIVING SPACE



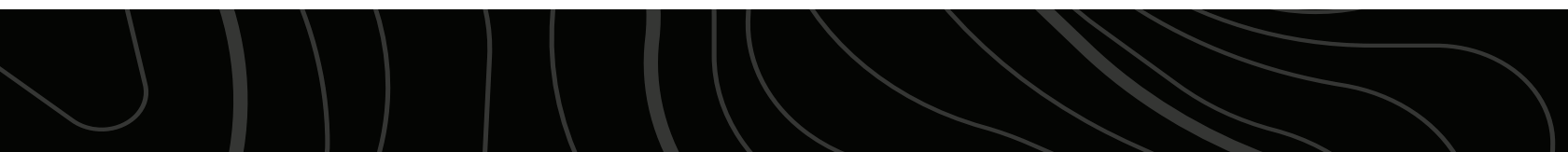
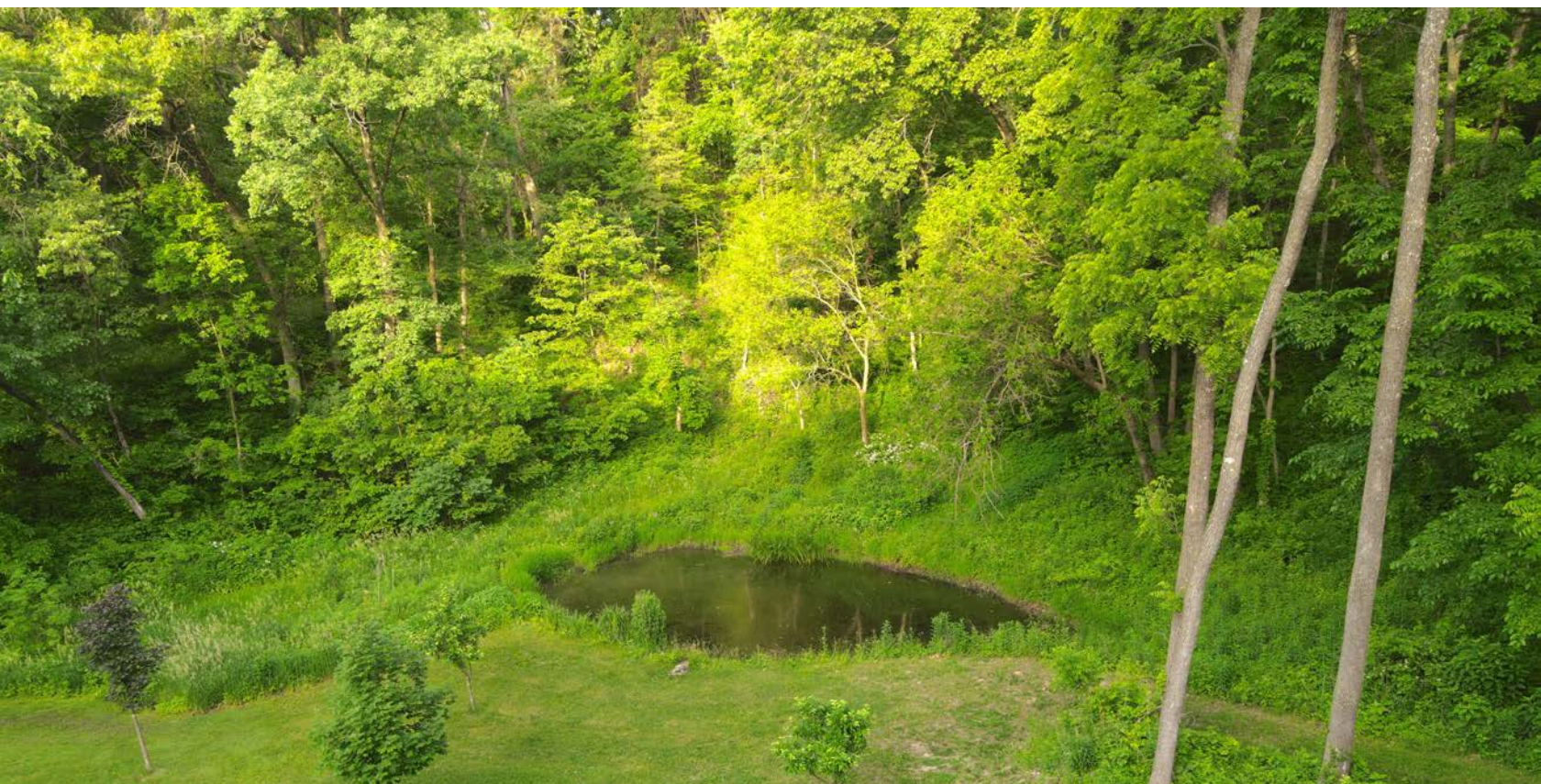
1/2 MILE PRIVATE DRIVEWAY



HEATED 40'X60' SHOP



SPRING-FED POND & HARDWOOD TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 42° 14' 18.81, -90° 18' 8.31

0ft 385ft 770ft



Maps Provided By:



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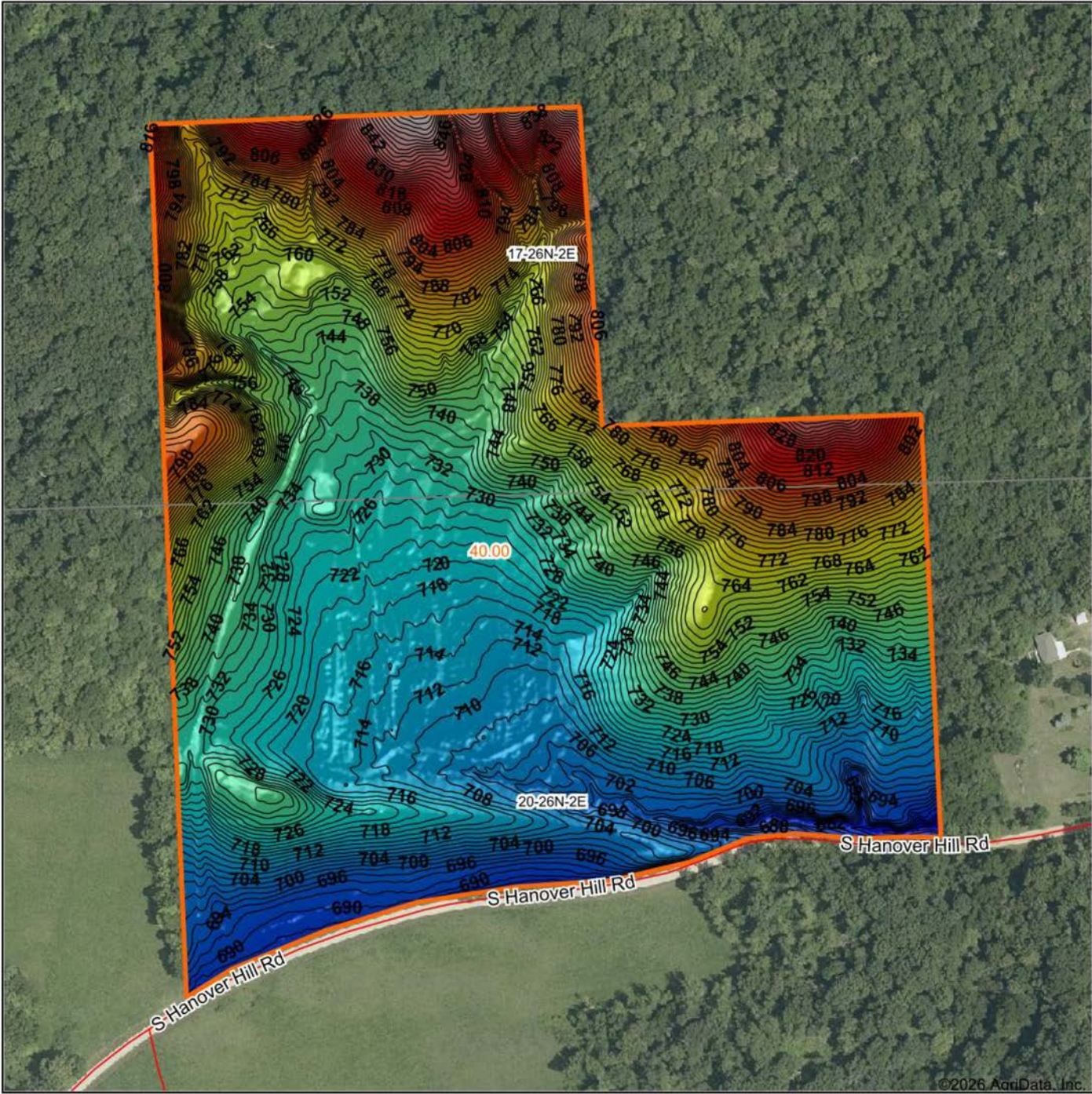
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20-26N-2E
Jo Daviess County
Illinois



3/2/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 2

Min: 674.1

Max: 864.4

Range: 190.3

Average: 745.1

Standard Deviation: 37.47 ft

0ft 294ft 588ft



3/2/2026

20-26N-2E
Jo Daviess County
Illinois

Boundary Center: 42° 14' 18.81, -90° 18' 8.31

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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