

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

LASALLE COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DISCOVER YOUR PRIVATE SANCTUARY: 20 ACRES OF BREATHTAKING WOODS AND SERENITY

Nestled in the heart of scenic LaSalle County, this spectacular 20 +/- acre parcel offers the ultimate canvas for your country dream home. Combining total privacy, peaceful serenity, and exceptional terrain, this property features multiple ideal locations to build a custom estate surrounded by beautiful natural views. Families will also appreciate its location within the highly regarded Serena Community Unit School District #2.

The land is heavily wooded with an impressive stand of mature hardwoods, including a rich variety of walnut, oak, maple, cherry, and ash trees. This robust timber presence not only enhances the property's natural beauty but also presents an excellent potential income opportunity for the discerning buyer.

A defining feature of this unique landscape is a stunning, active sand, gravel, and boulder-lined creek bed that winds gracefully from the southeast corner of the property to the northwest. For outdoor enthusiasts and hunters, this acreage is a premier recreational haven. Intense signs of white-tailed deer are evident

throughout the property, with heavily traveled trails and tracks visibly cut into the terrain.

Location is everything, and this property puts you right in the middle of natural beauty and modern convenience. It is situated just 13 miles from Ottawa and 20 miles from Yorkville. You are also in close proximity to multiple pristine golf courses, the breathtaking trails of Starved Rock State Park, and family fun at Raging Waves, Illinois' largest water park.

While you will feel a world away in your own private oasis, this prime LaSalle County location keeps you perfectly positioned just 41 miles from the Chicago area. Electrical service is readily available at the road, saving you time and cost as you plan your build. Enjoy the quiet luxury of rural living without sacrificing proximity to modern conveniences, dining, shopping, and major travel routes. Whether you are looking to build a multi-generational estate, harvest timber, or establish an elite hunting retreat, this rare piece of Illinois land offers endless possibilities.



PROPERTY FEATURES

COUNTY: **LaSALLE** | STATE: **ILLINOIS** | ACRES: **20**

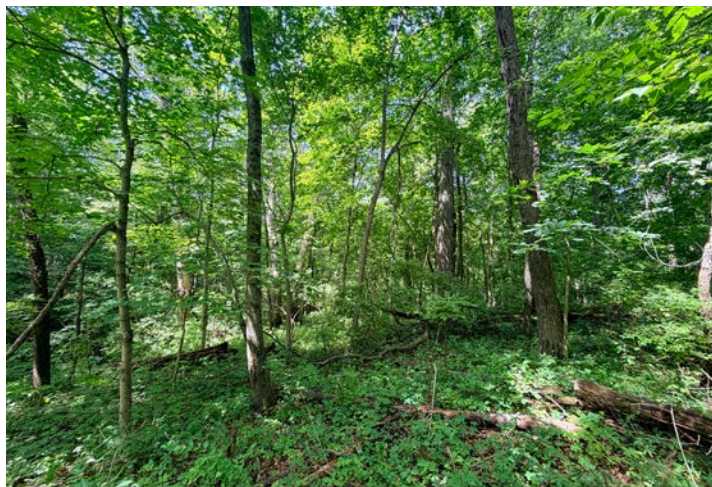
- 20 pristine acres: expansive, private acreage offering the ultimate country escape
- Custom home sites: multiple ideal, scenic locations ready for your dream estate
- Mature hardwood timber: income potential with abundant walnut, oak, maple, cherry, and ash
- Spectacular creek terrain: active sand, gravel, and boulder-lined creek bed winding across the property
- Elite hunting & recreation: high-intensity deer activity with heavily traveled trails and tracks
- Electric at road: ready-to-go electrical hookups available along the property frontage
- Top school district: located within the highly regarded Serena Community Unit School District #2
- Perfect commuter location: situated just 41 miles from the Chicago area
- Proximity to cities: quick access to local hubs, just 13 miles from Ottawa and 20 miles from Yorkville
- Near top attractions: minutes from Starved Rock State Park, multiple golf courses, and Raging Waves Waterpark



SPECTACULAR CREEK TERRAIN



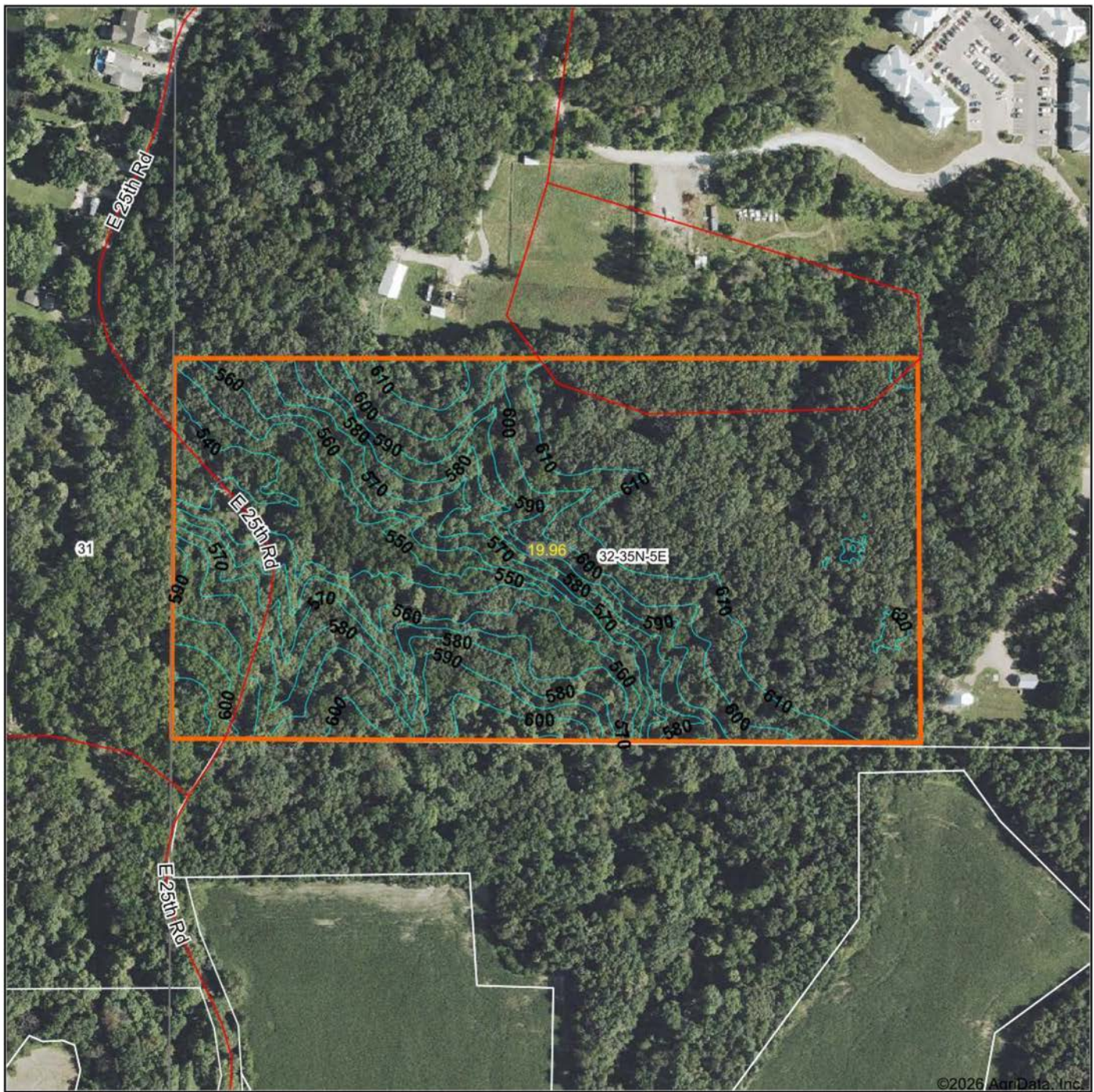
CUSTOM HOME SITES



HUNTING & RECREATION



TOPOGRAPHY MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 530.6

Max: 620.4

Range: 89.8

Average: 591.6

Standard Deviation: 25.13 ft

0ft 271ft 541ft

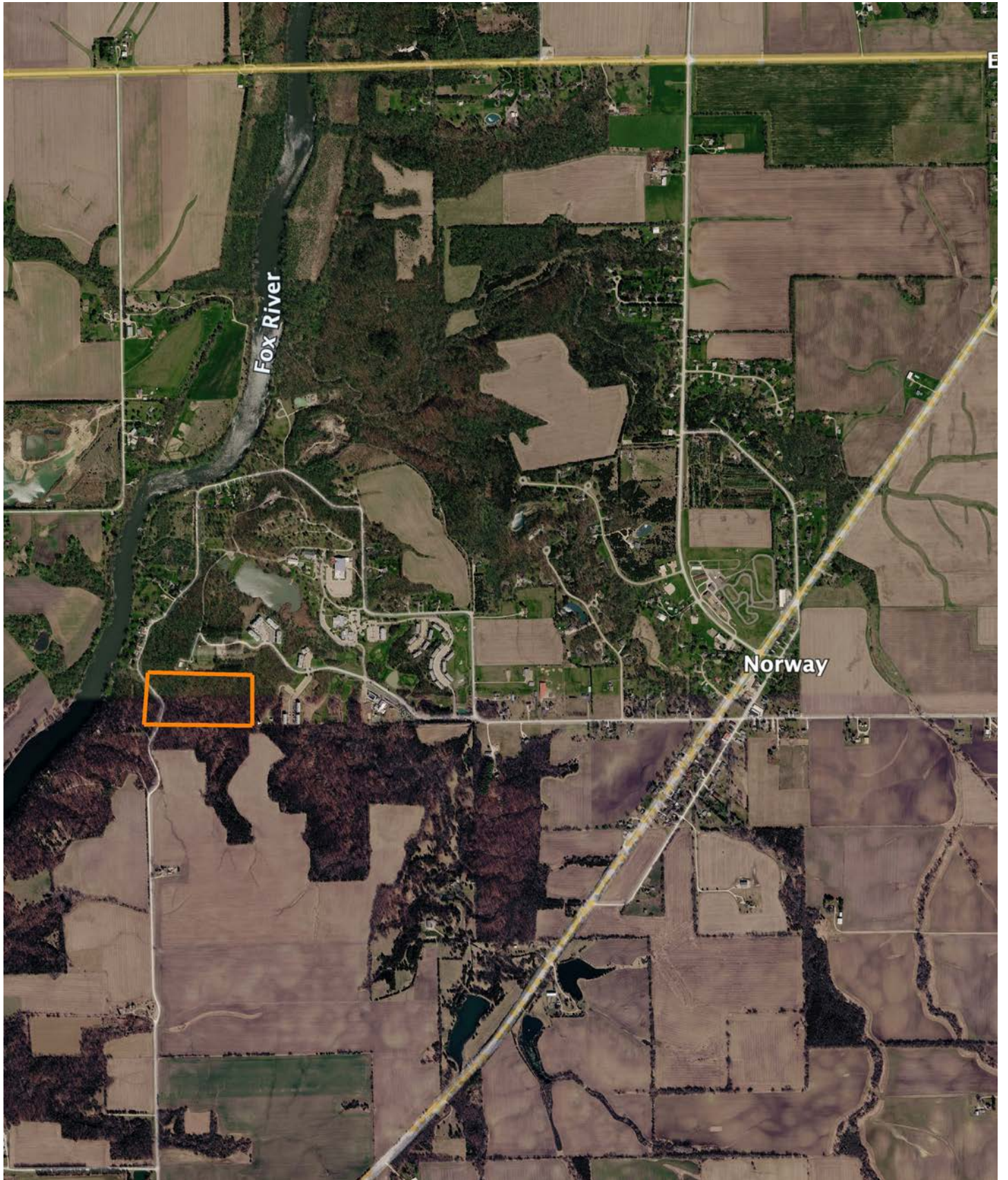


6/16/2026

32-35N-5E
LaSalle County
Illinois

Boundary Center: 41° 27' 51.39, -88° 41' 25.82

OVERVIEW MAP



AGENT CONTACT

Michael Hammer's connection to land began early and has only grown stronger with time. Born in Winfield, Illinois, and now living in Sugar Grove with his better half, Rose Marie, who shares 6 children and 5 grandchildren. Michael has spent a lifetime immersed in the outdoors, from hunting deer and pheasants with his father to summers fishing at a Wisconsin lake house, land has always been more than an investment—it's been a passion and a way of life.

Michael holds both a Bachelor's degree in Economics and an MBA from Northern Illinois University, and he brings more than 30 years of professional sales, management, and negotiation experience to every transaction. For over two decades, he has personally bought, renovated, and invested in real estate, developing a sharp understanding of value, market dynamics, and the importance of getting the details right. That foundation, paired with a blue-collar work ethic and a commitment to win-win outcomes, allows him to serve clients with confidence and clarity.

An avid deer and turkey hunter, fisherman, golfer, and dedicated wildlife land manager, Michael has scouted tens of thousands of acres and continually studies how to develop properties that grow and hold mature wildlife. He is known for listening closely, communicating clearly, and never quitting on his clients. When you're ready to buy or sell land in Illinois or Wisconsin, Michael Hammer is the kind of trusted partner who will work tirelessly to help you achieve the outcome you want.



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