

MIDWEST LAND GROUP PRESENTS

12.8 ACRES IN

JO DAVIESS COUNTY ILLINOIS



1962 WEST LONGHOLLOW ROAD, ELIZABETH, IL 61028

MIDWEST LAND GROUP IS HONORED TO PRESENT

12.8 +/- ACRES WITH CABIN, BUILDABLE HOMESITE, & PREMIER RECREATIONAL LAND

Properties like this are becoming increasingly difficult to find in Jo Daviess County. Offering the perfect blend of recreation, privacy, and future building potential, this 12.8 +/- acre property is an ideal weekend getaway, hunting retreat, or future homesite.

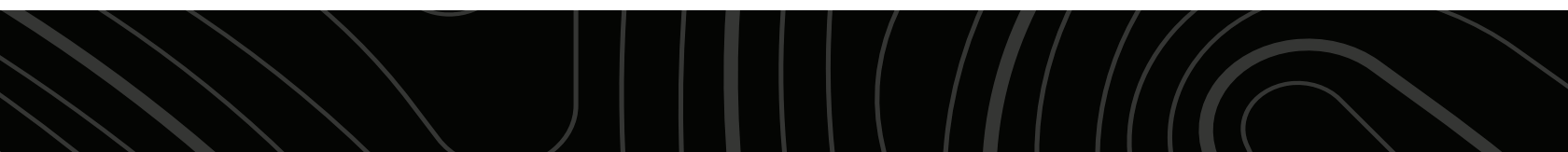
As you enter through the gated entrance and travel the well-built gravel driveway, you'll immediately appreciate the peaceful setting this property provides. A cozy cabin with electricity sits tucked among the timber and features a covered front porch, creating the perfect place to unwind after a day outdoors while taking in the scenic sunrise views across the surrounding countryside.

Approximately two acres of open ground near the cabin have previously been planted as food plots, creating an attractive destination for wildlife while also offering opportunities for gardening, recreation, or additional improvements. The balance of the property consists of approximately eleven acres of timber, predominantly oak and black walnut, with scattered cedar and dense

understory that provides exceptional cover and bedding habitat for whitetail deer. Combined with the excellent deer and turkey population the Longhollow area is well known for, this property offers outstanding recreational hunting opportunities.

Beyond its recreational appeal, the property also offers excellent long-term potential. According to Jo Daviess County, approximately 3 +/- acres are zoned R-1 single-family residential, allowing for the construction of a single-family residence within the designated area. Whether you're looking to enjoy the existing cabin, build your dream home overlooking the countryside, or simply invest in a beautiful piece of Jo Daviess County, this property offers the flexibility to do it all.

Situated along paved Longhollow Road just minutes from Galena and Elizabeth, this is a rare opportunity to purchase a manageable-sized recreational property in one of northwest Illinois' most sought-after locations.



PROPERTY FEATURES

COUNTY: **JO DAVIESS** | STATE: **ILLINOIS** | ACRES: **12.8**

- 12.8 surveyed acres
- Small cabin with electricity
- Covered front porch
- Gated entrance
- Well-constructed gravel driveway
- Paved road frontage on Longhollow Road
- Approximately 2 acres of open ground previously planted as food plots
- Approximately 11 acres of timber
- Mixture of oak, black walnuts, scattered cedar, and dense underbrush
- Excellent deer and turkey habitat
- Scenic sunrise views overlooking the surrounding countryside
- Approximately 3 acres zoned R-1 single-family residential, allowing for a future homesite
- Outstanding recreational, hunting, and future home-building opportunity
- 2025 property taxes: \$1,802.40



*Property lines are approximate and do not represent a survey

SMALL CABIN WITH ELECTRICITY

A cozy cabin with electricity sits tucked among the timber and features a covered front porch, creating the perfect place to unwind after a day outdoors while taking in the scenic sunrise views across the surrounding countryside.



PAVED ROAD FRONTAGE



EXCELLENT DEER AND TURKEY HABITAT

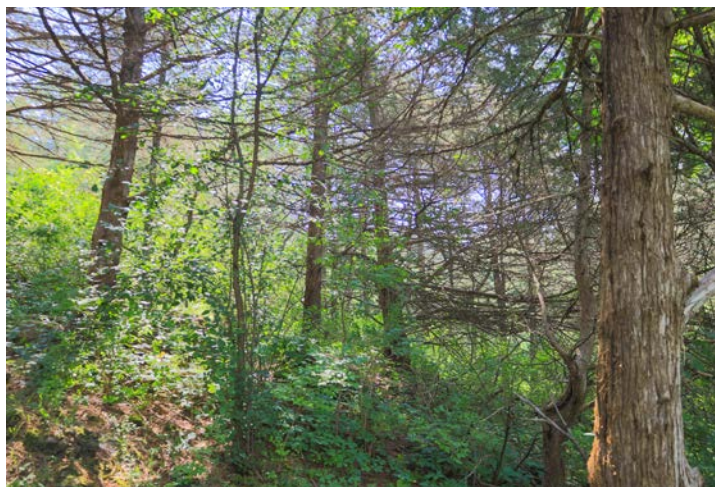
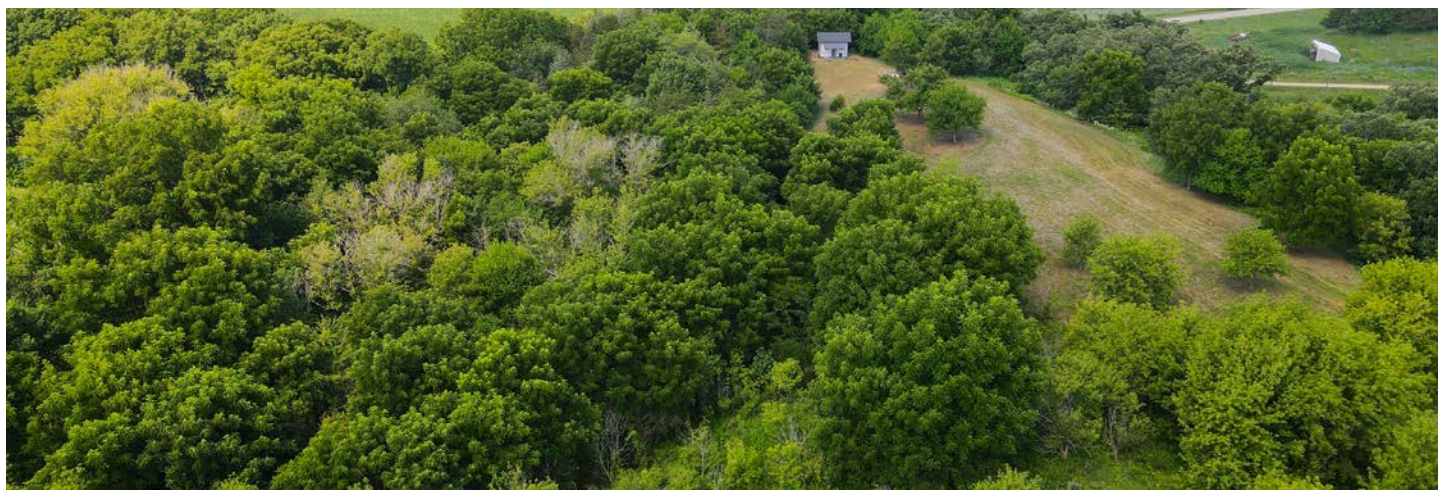


APPROXIMATELY 2 ACRES OF OPEN GROUND

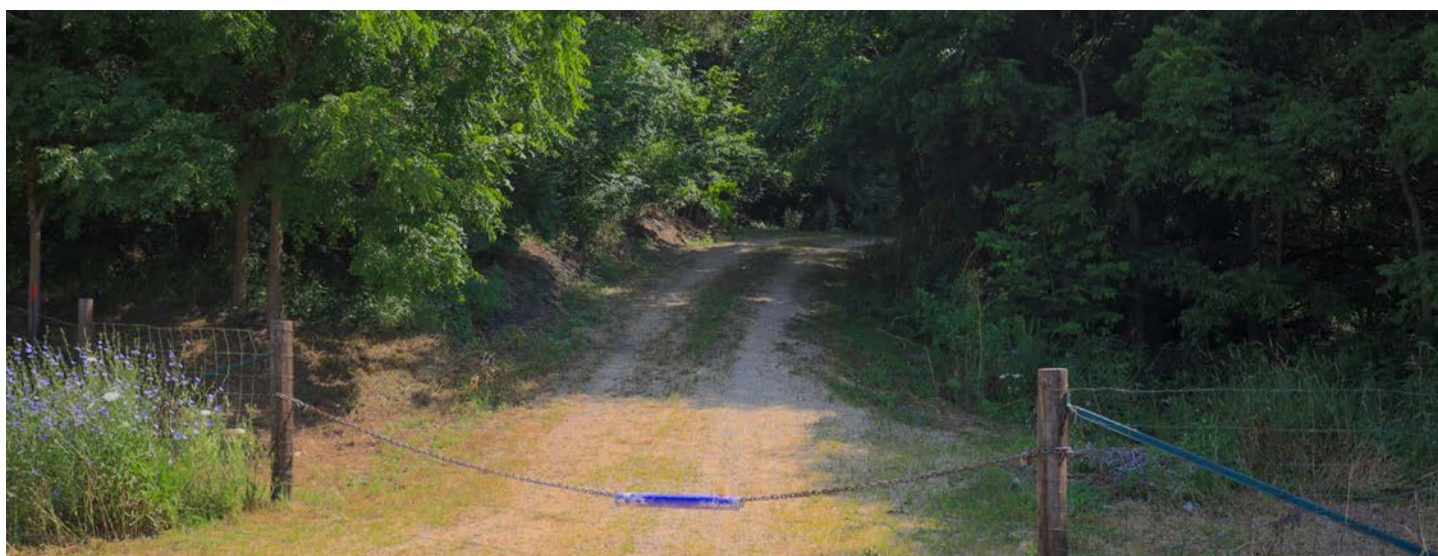
Approximately two acres of open ground near the cabin have previously been planted as food plots, creating an attractive destination for wildlife while also offering opportunities for gardening, recreation, or additional improvements.



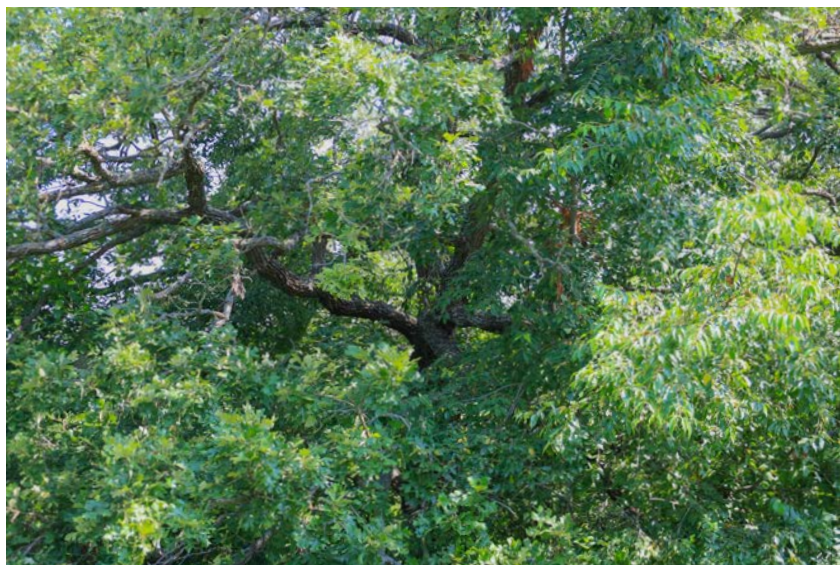
11 ACRES OF MIXED TIMBER



WELL-CONSTRUCTED GRAVEL DRIVEWAY



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 42° 20' 24.78, -90° 15' 19.16

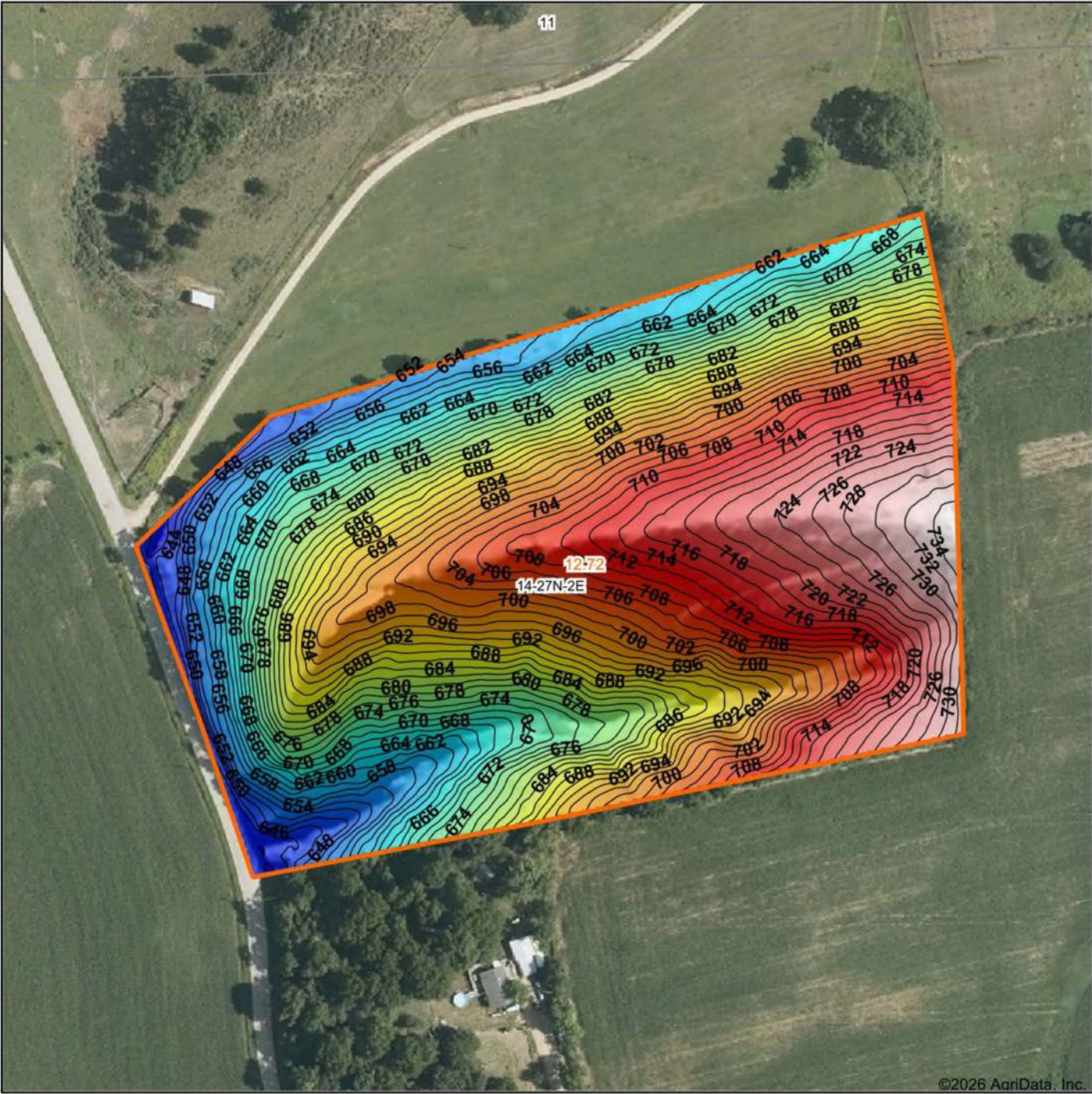
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14-27N-2E
Jo Daviess County
Illinois

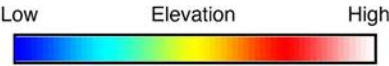


7/15/2026

HILLSHADE MAP



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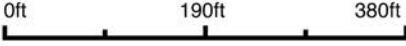


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 2
Min: 639.9
Max: 735.5
Range: 95.6
Average: 689.5
Standard Deviation: 23.26 ft

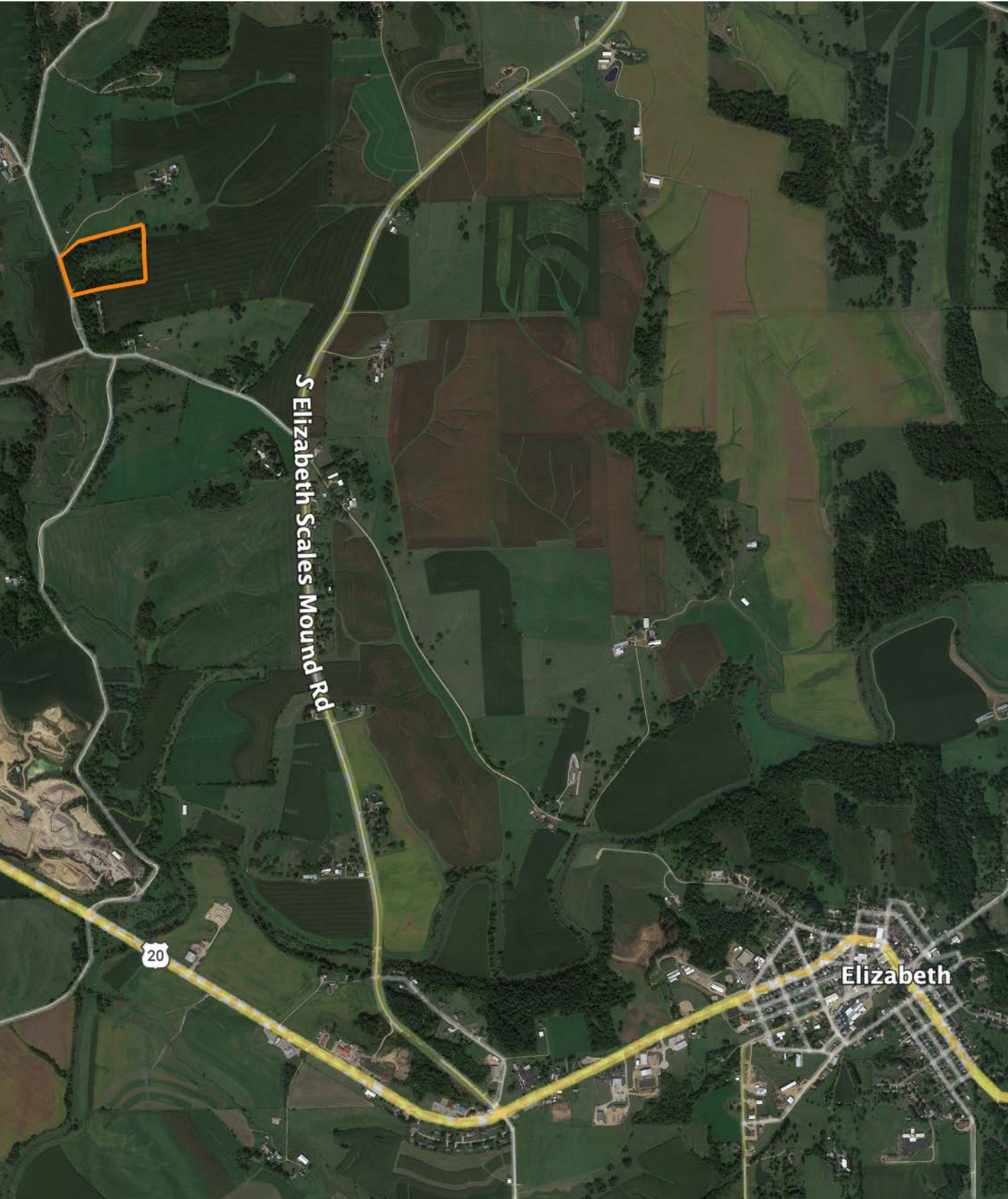


7/15/2026

14-27N-2E
Jo Daviess County
Illinois

Boundary Center: 42° 20' 24.78, -90° 15' 19.16

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

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