

MIDWEST LAND GROUP PRESENTS

22.1 ACRES IN

LASALLE COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

22 ACRES, ENDLESS POSSIBILITIES — BUILD, HUNT, FARM & THRIVE IN SENECA, IL

Looking for the perfect canvas to build your private country dream home? This stunning 22.1 +/- acre parcel offers the ideal blend of seclusion, natural beauty, and modern convenience in beautiful Seneca, Illinois.

The property features approximately 13 +/- wooded acres of mature hardwoods, including oak, maple, and walnut, offering both a potential timber income opportunity and outstanding wildlife habitat for hunting enthusiasts. Terrain ranges from gently sloped ground to a picturesque ravine that cuts east to west through the back third of the property, creating dramatic views and a true sense of privacy.

The remaining 9 +/- acres of tillable ground are gently rolling and currently planted in hay, offering multiple

attractive building sites to situate your future home exactly where you want it. There is also the potential to divide the property to create two beautiful homesites.

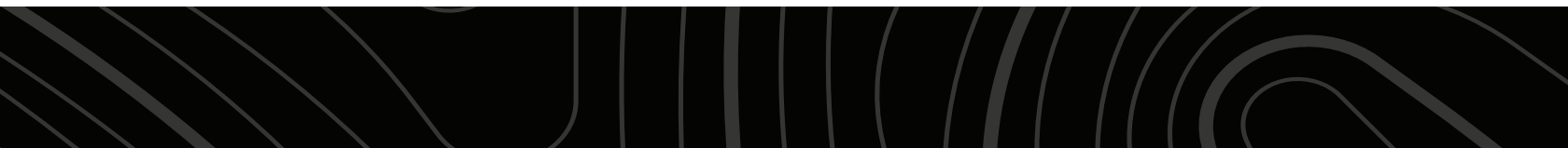
Utilities are already at the road, including electric, natural gas, and high-speed internet — natural gas access is a rare and valuable find for a property like this. Located close to shopping, dining, and everyday conveniences, and served by the highly desirable Seneca School District, this property offers the best of both worlds: rural seclusion with easy access to modern amenities.

Recently split from a larger 44 acre tract, current tax records are still being established; estimated annual taxes are approximately \$200.

PROPERTY FEATURES

COUNTY: **LASALLE** | STATE: **ILLINOIS** | ACRES: **22.1**

- 13 +/- wooded acres (oak, maple, walnut)
- 9 tillable acres, currently in hay
- Scenic east-west ravine through rear third of property
- Excellent hunting and recreational potential
- Multiple building sites with rolling terrain
- Electric, natural gas, and high-speed internet at the road
- Highly coveted Seneca School District
- Potential to divide and create two home sites
- Low taxes estimated at approximately \$200/year



MULTIPLE BUILDING SITES



9 TILLABLE ACRES



EXCELLENT HUNTING AND RECREATION



PICTURESQUE SETTING



TOPOGRAPHY MAP



Maps Provided By:



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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: 560.5
Max: 647.7
Range: 87.2
Average: 621.8
Standard Deviation: 20.54 ft

0ft 326ft 653ft

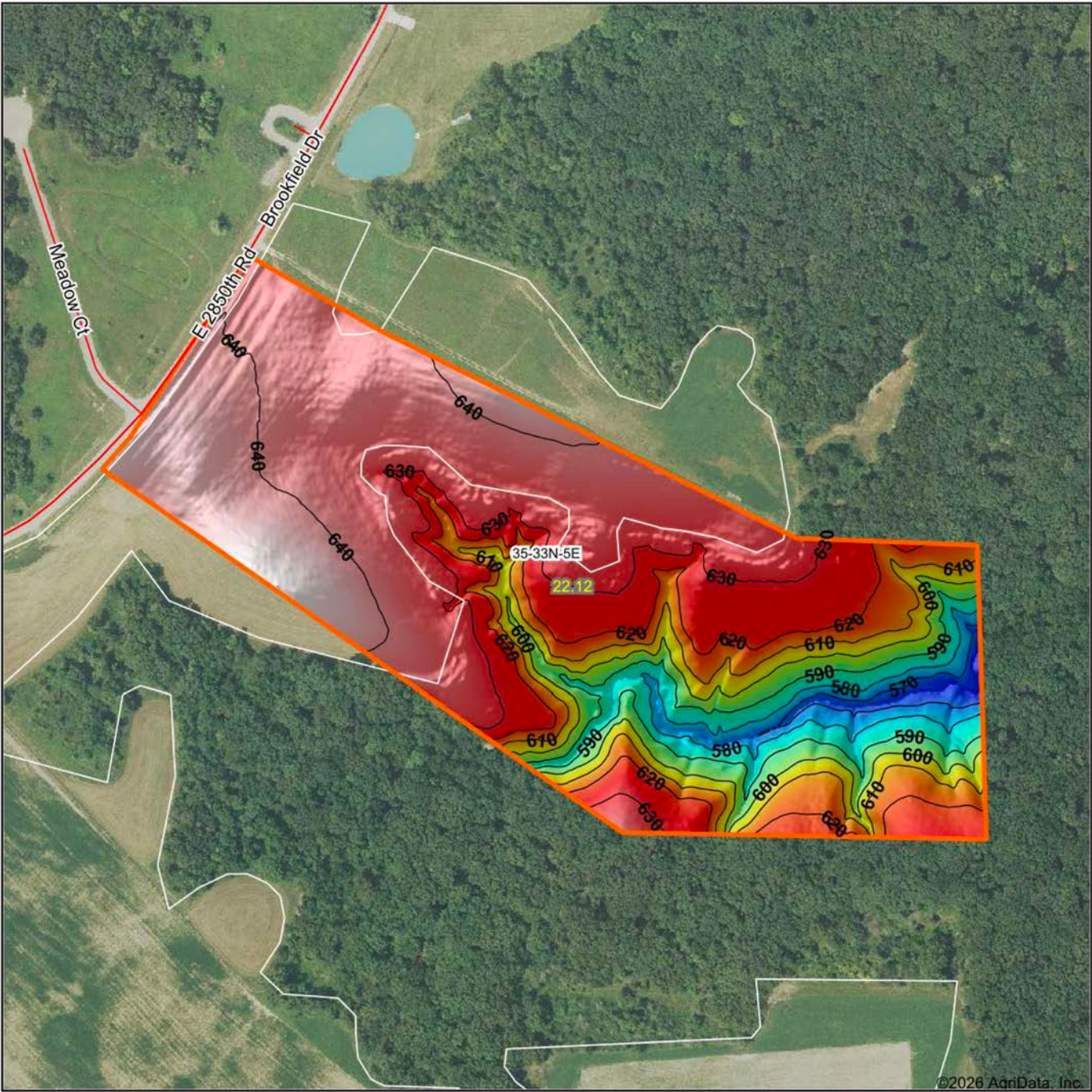


7/20/2026

35-33N-5E
LaSalle County
Illinois

Boundary Center: 41° 17' 11.09, -88° 37' 2.23

HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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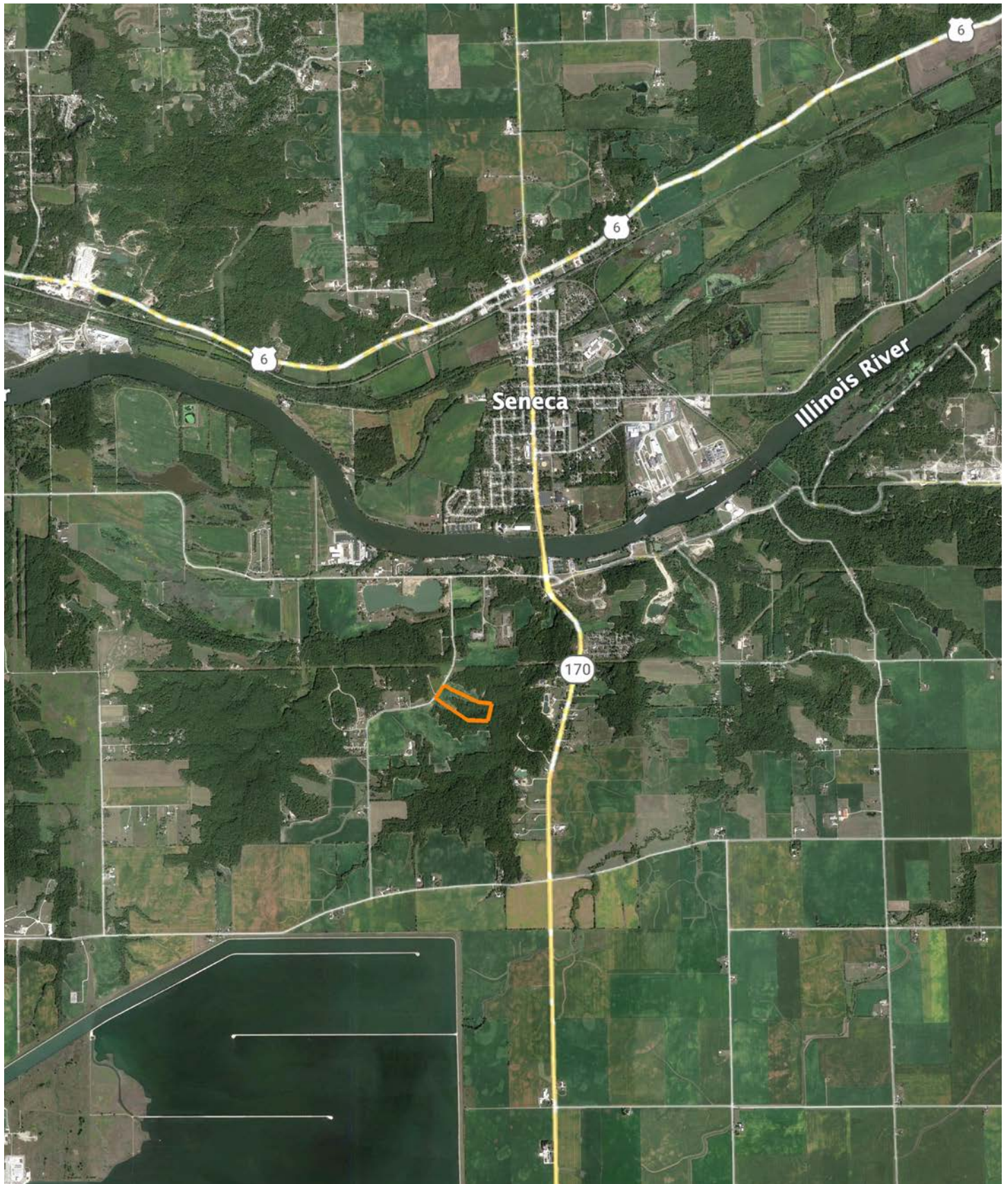


7/20/2026

35-33N-5E
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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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