

MIDWEST LAND GROUP PRESENTS

114 ACRES IN

LEE COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

114 +/- ACRE CERTIFIED ORGANIC FARM IN SOUTHERN LEE COUNTY

Rare opportunities like this don't come available often. Located in southern Lee County, this 114 +/- acre farm offers an exceptional combination of highly productive certified organic cropland, recreational appeal, and long-term investment potential.

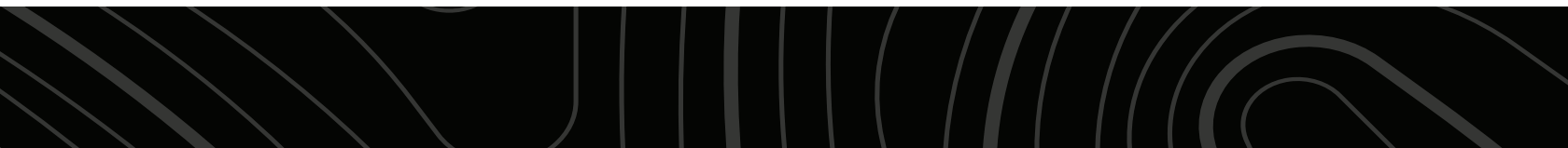
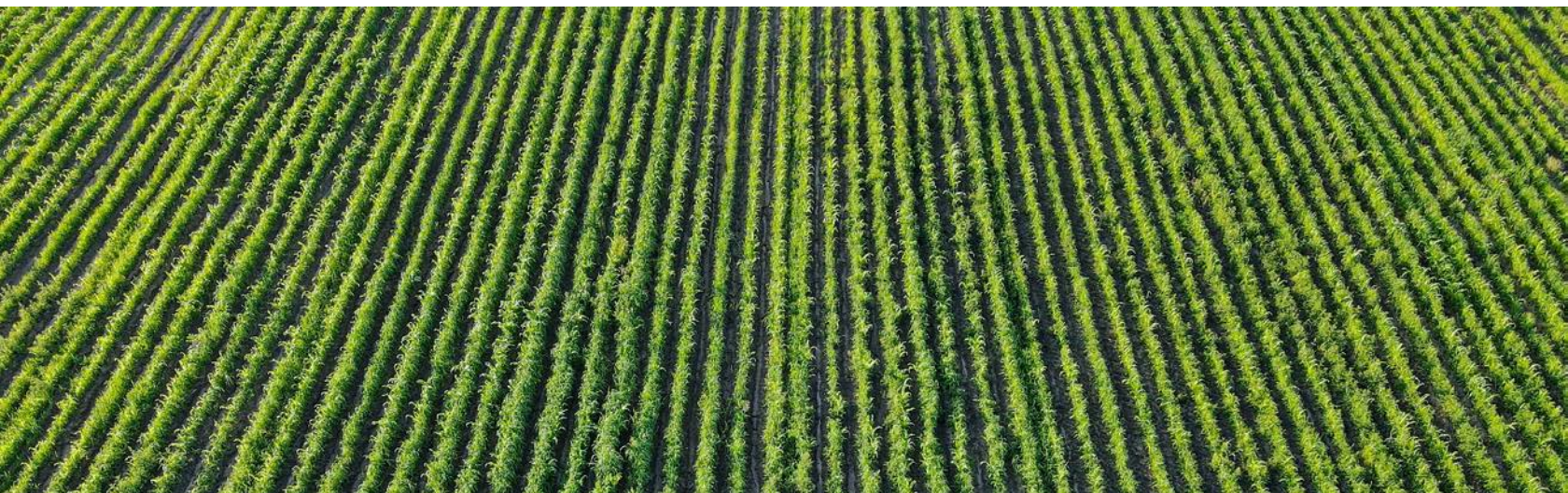
The farm includes approximately 78 +/- FSA tillable acres with a weighted Productivity Index of 116, featuring predominantly Selma and La Hogue loam soils along with portions of highly productive Comfrey loam near the creek bottom. Whether you're an established organic producer looking to expand your operation or an investor seeking quality Illinois farmland, the existing organic certification provides immediate value and eliminates the time and expense of transitioning conventional ground.

A 10,000-bushel grain bin offers convenient on-site storage, and the tillable acres will be available for the 2027 growing season. For buyers seeking passive

income, the current owner is willing to discuss leasing back the tillable acreage.

Beyond its agricultural value, the property offers outstanding recreational opportunities. A scenic, clear-water creek with a rock bottom winds through the center of the farm, creating an excellent travel corridor for wildlife. Approximately 33 acres of timber and creek-bottom habitat support strong populations of deer, turkey, and pheasants, making the farm equally appealing to hunters and outdoor enthusiasts.

With paved road frontage on two sides, an excellent location just 20 minutes south of Dixon, 30 minutes north of Princeton, and approximately 90 minutes from the western Chicago suburbs, this property is well suited for farmers, investors, and recreational buyers alike. Call listing broker Jason Heller at (815) 858-4403 to schedule your private showing.



PROPERTY FEATURES

COUNTY: **LEE** | STATE: **ILLINOIS** | ACRES: **114**

- 78 +/- tillable acres
- Certified organic
- 116 weighted productivity index
- Primary soil types include Selma & La Hogue loam
- Portions of the farm include Comfrey loam
- 10,000-bushel grain bin
- Paved road frontage on two sides
- Tillable acres open for 2027 growing season
- Current owner willing to lease back tillable acres
- 36 +/- acres of wooded wildlife habitat
- Excellent deer, turkey, & pheasant hunting
- Scenic year-round creek with clear, rock-bottom water
- 2025 taxes totaled \$3,186
- 20 minutes south of Dixon, IL
- 30 minutes north of Princeton, IL
- 1.5 hours from Chicagoland area



CERTIFIED ORGANIC CROPLAND

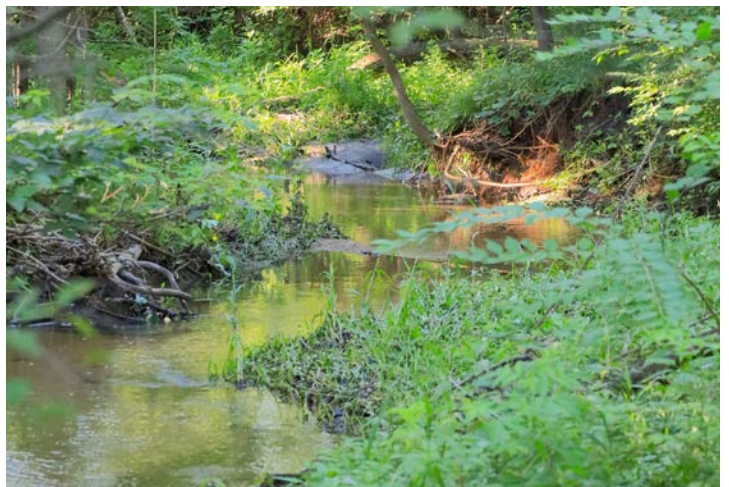
Whether you're an established organic producer looking to expand your operation or an investor seeking quality Illinois farmland, the existing organic certification provides immediate value and eliminates the time and expense of transitioning conventional ground.



PAVED ROAD FRONTAGE

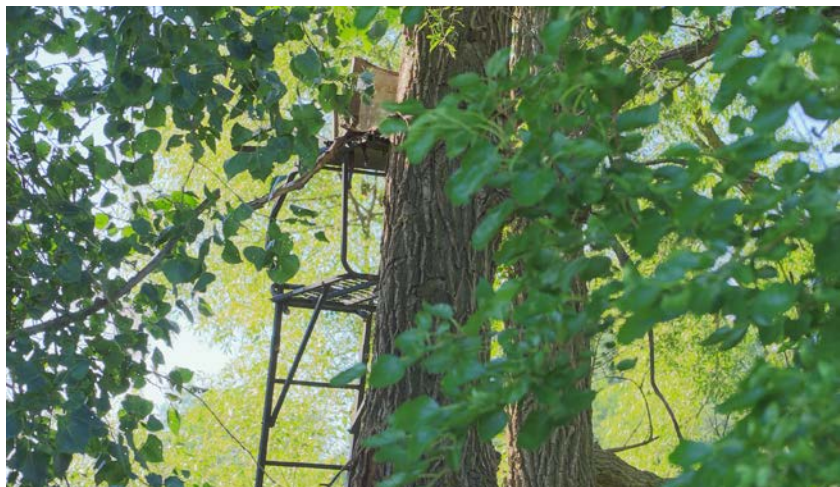


SCENIC YEAR-ROUND CREEK



WOODED WILDLIFE HABITAT

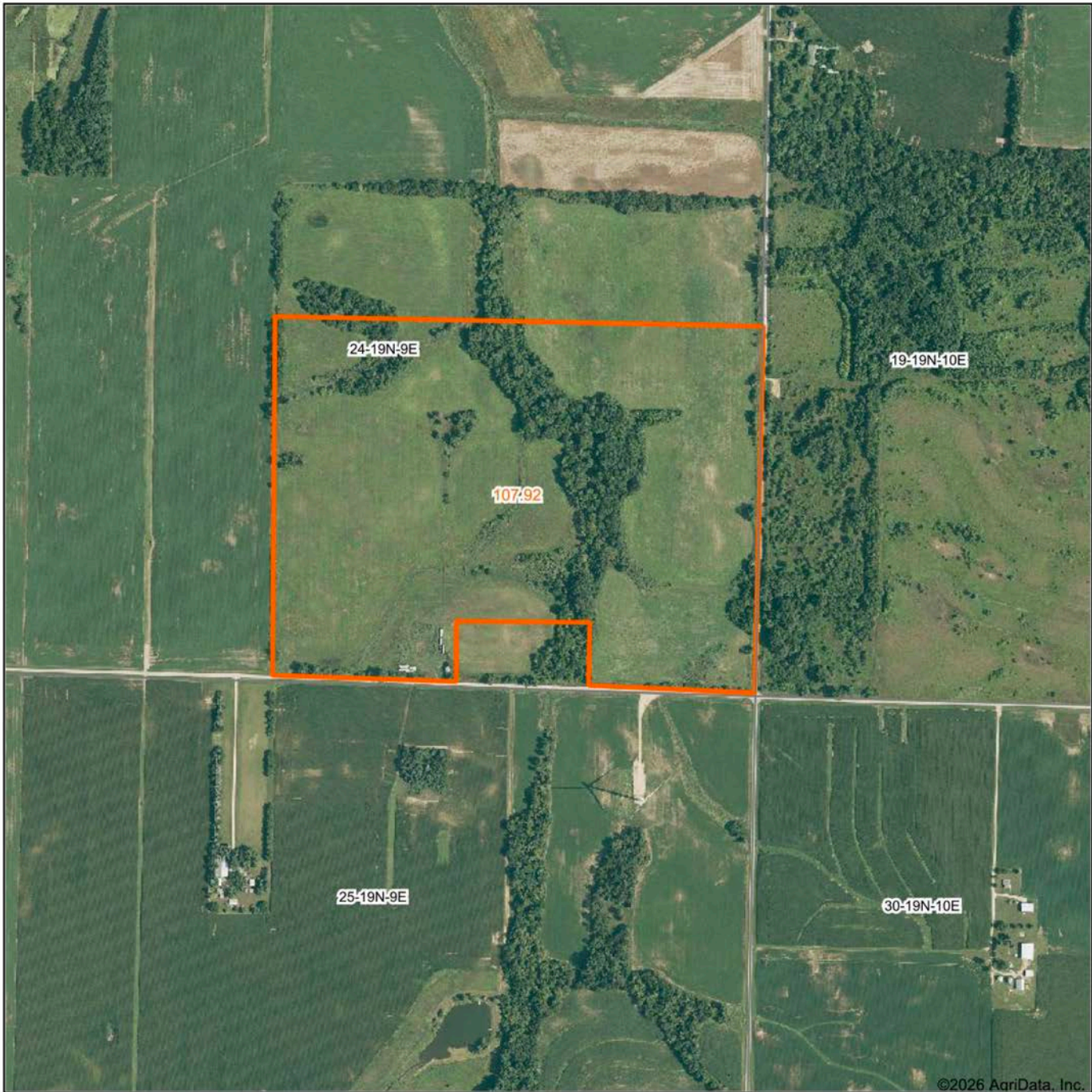
Approximately 33 acres of timber and creek-bottom habitat support strong populations of deer, turkey, and pheasants, making the farm equally appealing to hunters and outdoor enthusiasts.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 41° 36' 59.38, -89° 24' 20.87

0ft 823ft 1645ft



Maps Provided By:



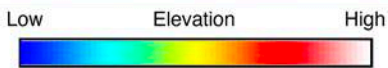
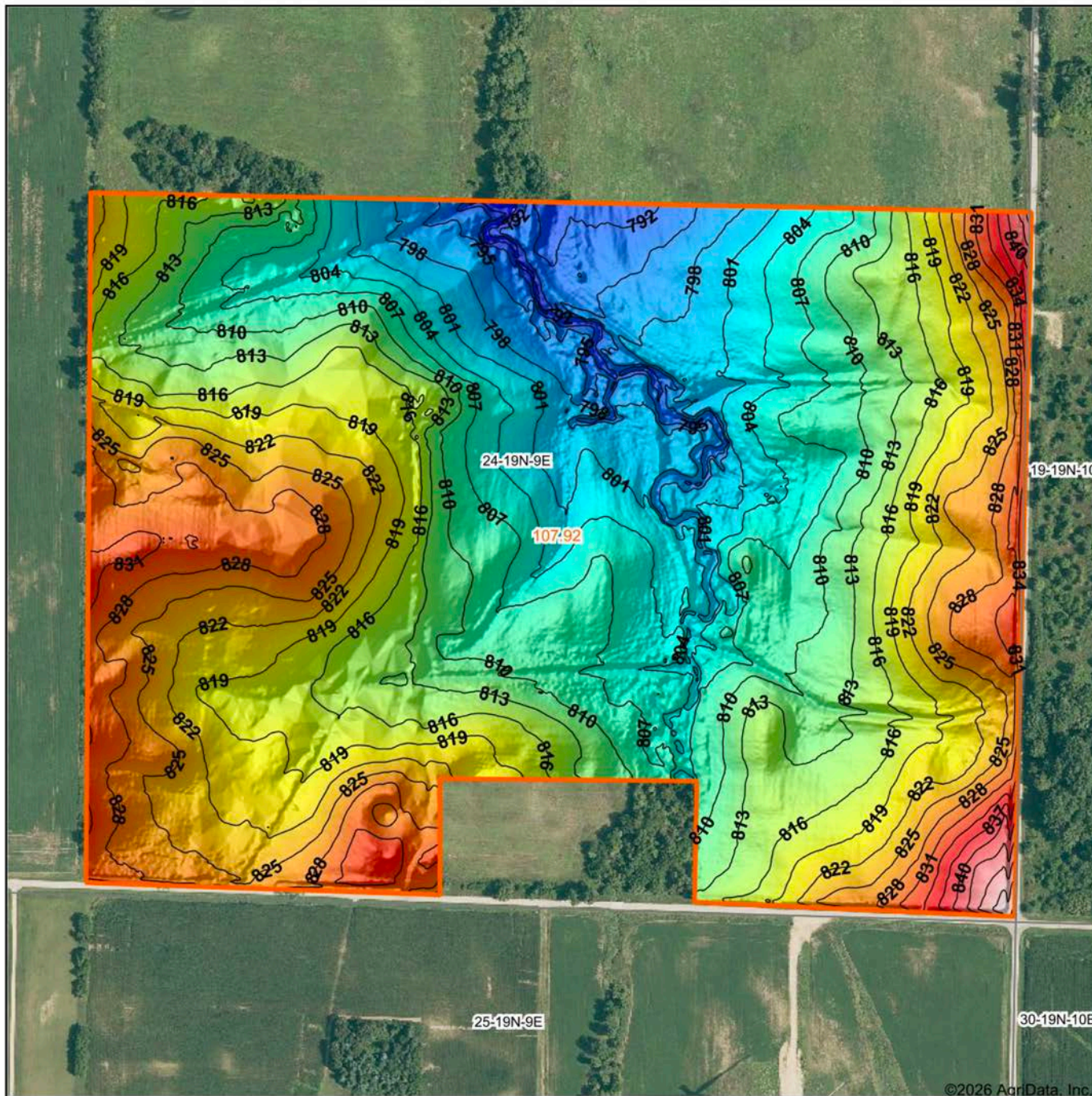
CUSTOMIZED ONLINE MAPPING
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24-19N-9E
Lee County
Illinois



7/8/2026

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 787.0
 Max: 852.1
 Range: 65.1
 Average: 814.1
 Standard Deviation: 10.76 ft



24-19N-9E
 Lee County
 Illinois

Boundary Center: 41° 36' 59.38, -89° 24' 20.87

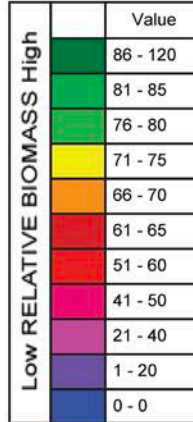
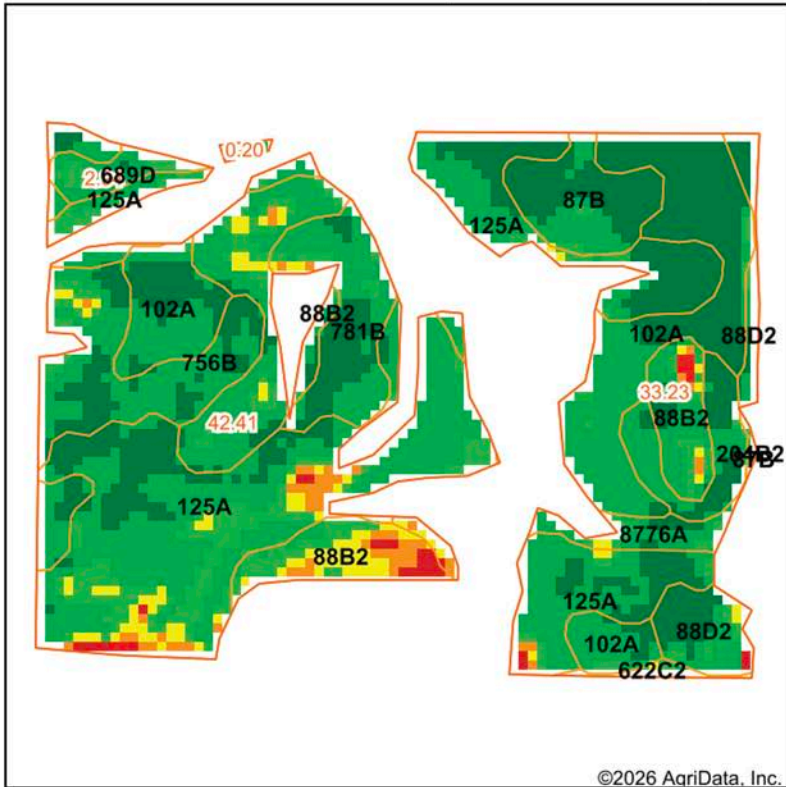


Maps Provided By:

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SOILS MAP



State: **Illinois**
 County: **Lee**
 Location: **24-19N-9E**
 Township: **East Grove**
 Acres: **78.78**
 Date: **7/8/2026**

Crop:
 Soybeans - 93%
 Grassland/Pasture - 3%

*USDA CropScape



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2025	*n NCCPI Overall
**125A	Selma loam, 0 to 2 percent slopes	29.77	37.8%	Poorly drained	**130	82.4	77
**102A	La Hogue loam, 0 to 2 percent slopes	12.92	16.4%	Somewhat poorly drained	**122	85.7	89
**88B2	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes, eroded	10.82	13.7%	Excessively drained	**85	78.6	48
**756B	Wyanet fine sandy loam, 2 to 5 percent slopes	7.79	9.9%	Well drained	**113	84.4	68
**87B	Dickinson sandy loam, 2 to 5 percent slopes	6.03	7.7%	Well drained	**103	85.8	71
**781B	Friesland fine sandy loam, 2 to 5 percent slopes	4.46	5.7%	Well drained	**119	84.1	70
**88D2	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes, eroded	3.18	4.0%	Excessively drained	**83	84.9	48
**8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	2.03	2.6%	Poorly drained	**142	82.6	85
**689D	Coloma sand, 7 to 15 percent slopes	1.34	1.7%	Excessively drained	**71	81.4	40
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	0.35	0.4%	Well drained	**112	76.3	61
**204B2	Ayr sandy loam, 2 to 5 percent slopes, eroded	0.09	0.1%	Well drained	**103	0	50
Weighted Average					115.4		*n 71.5

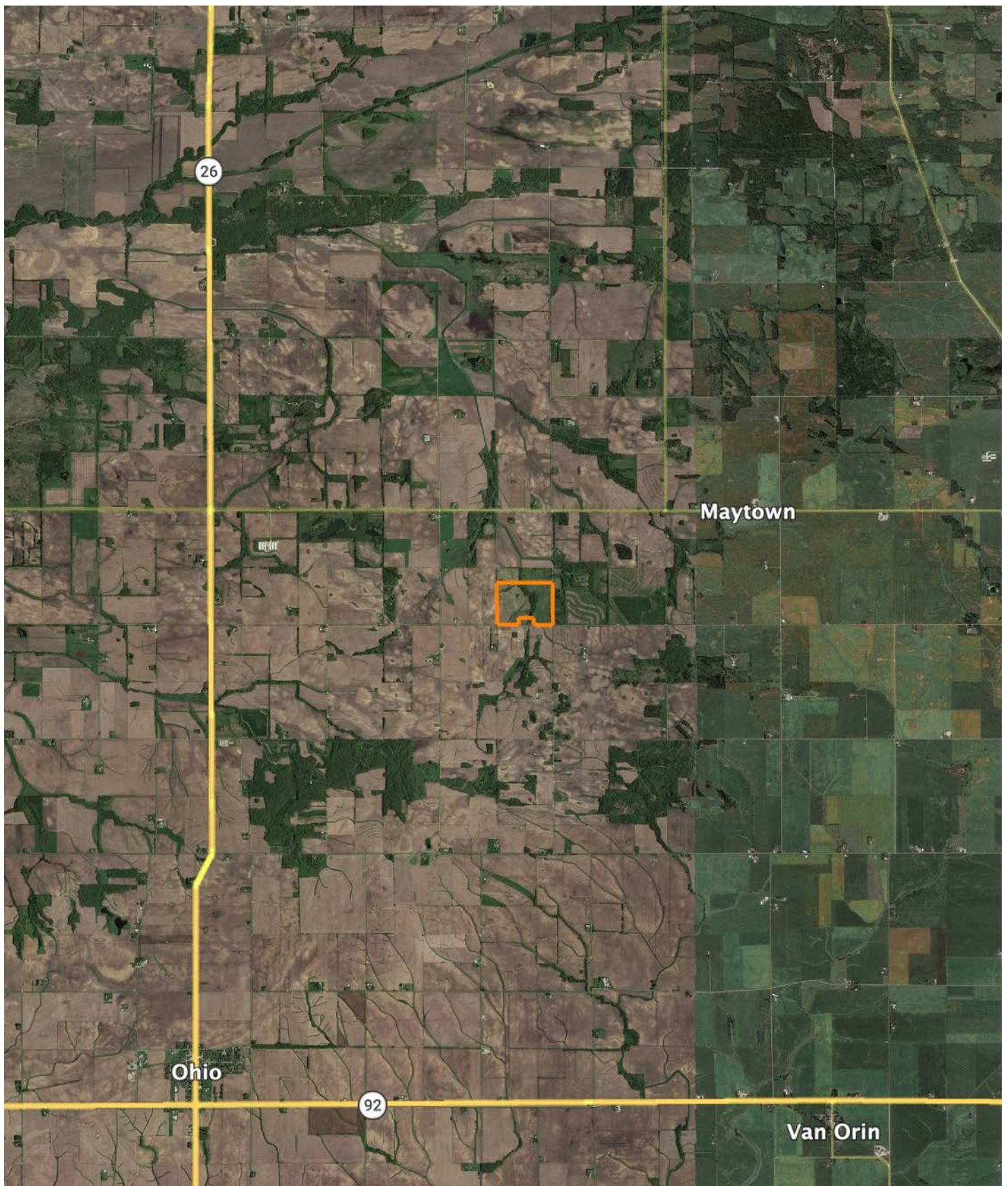
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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



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