MIDWEST LAND GROUP PRESENTS

191.37 HIGHLY TILLABLE ACRES IN

WHITESIDE COUNTY
ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

191.37 ACRE HIGHLY TILLABLE FARM WITH EXCEPTIONAL WATER MANAGEMENT

Not all highly productive farms are created equal. Farms offering this combination of productivity, efficiency, and long-term value are becoming increasingly difficult to find. Whether you're looking to expand your farming operation or add to your investment portfolio, this is a property you won't want to overlook.

PRODUCTIVE TILLABLE ACRES

Located in northern Whiteside County along Capp Road, this farm consists of 191.37 surveyed acres, with approximately 181 tillable acres, resulting in an impressive 95% tillable ratio. The efficient layout, large contiguous fields, and high percentage of productive acreage make this an outstanding addition to any farming operation or investment portfolio. The farm carries a published and respectable 117 weighted Productivity Index, with primary soil types consisting of Fayette Silt Loam and Lawson Silt Loam.

PROVEN WATER MANAGEMENT

What truly sets this farm apart, however, is its exceptional water management. A well-maintained perimeter dike, established terraces, grass waterways, and tile drainage work together to protect the productive bottom ground while promoting excellent drainage throughout the property.

The current owners worked closely with the Soil and Water Conservation District to develop and implement a comprehensive water management plan. As part of



that effort, a one-mile perimeter dike was constructed in the 1930's between the farm and Rock Creek along the northern and western boundary of the farm. Since its construction the dike has been exceptionally maintained and has successfully prevented flooding on the farm. From the low-water mark of Rock Creek to the top of the dike, there is approximately 15 feet of elevation change on average, providing significant protection. Two terraces and numerous well-maintained grass waterways further enhance the farm's ability to efficiently manage water and protect its productive soils. In addition, there are 3 surface ditches that run east to west and dump into Rock Creek which are designed to get standing water off the field quickly. These improvements effectively allow the farm to perform more like one with a 120-125 Productivity Index range.

LONG-TERM INVESTMENT OPPORTUNITY

The farm has consistently demonstrated excellent crop performance, even during years with above-average rainfall. Historical aerial imagery and vegetation index data further highlight consistently strong crop vigor and soil health across multiple growing seasons, reinforcing the property's reputation as a highly productive row-crop investment. The farm is currently leased to a long-term tenant who has taken excellent care of the property. The tillable acres are open for the 2027 growing season for an owner-operator. For investors or non-operating buyers, the current tenant has expressed a willingness to continue leasing the farm.

Beyond its exceptional agricultural value, the property also offers scenic countryside views, multiple attractive homesite locations, and excellent access from Capp Road. Healthy populations of deer, turkey, muskrat, mink, and other native wildlife provide additional recreational appeal for outdoor enthusiasts.

Whether you're a local operator looking to expand, an investor seeking a quality income-producing asset, or completing a 1031 exchange, this farm represents a rare opportunity to acquire a premier tract in one of northwestern Illinois's strongest agricultural regions. Few farms offer this combination of productive soils, proven water management, efficient field layout, and long-term investment potential in one tract.

PROPERTY FEATURES

COUNTY: **WHITESIDE** | STATE: **ILLINOIS** | ACRES: **191.37**

- 181 +/- tillable acres (95% tillable)
- 117 weighted Productivity Index
- Fayette Silt Loam & Lawson Silt Loam are the primary soil types
- Exceptional water management with established perimeter dike, terraces, and waterways
- Tiled bottom ground
- Highly productive ground with excellent crop performance
- Strong five-year vegetation index demonstrating consistently healthy crop performance
- Large, efficient field layout
- Long-term tenant in place currently
- Tillable acres are open for the 2027 growing season
- Existing survey completed
- Multiple excellent build site locations
- Outstanding long-term owner/operator or investment opportunity
- 2025 taxes totaled $7,572
- Located 15 minutes northeast of Morrison, IL

181 +/- TILLABLE ACRES (95% TILLABLE)

The farm carries a published and respectable 117 weighted productivity index, with primary soil types consisting of Fayette Silt Loam and Lawson Silt Loam.



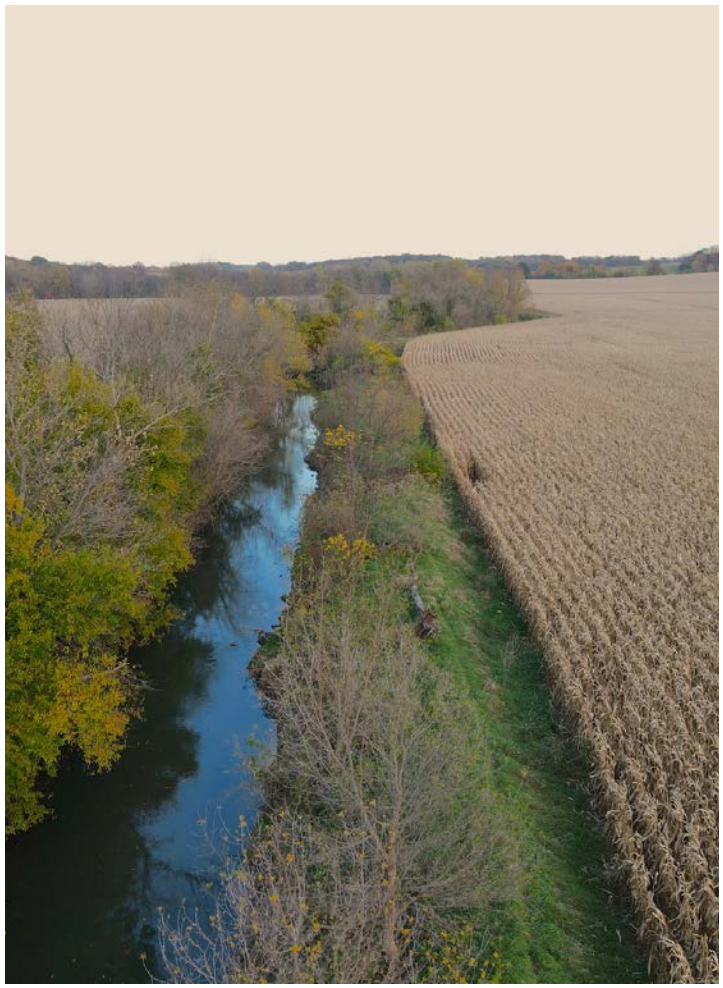




FAYETTE SILT LOAM & LAWSON SILT LOAM



PERIMETER DIKE, TERRACES, & WATERWAYS







HIGHLY PRODUCTIVE BOTTOM GROUND





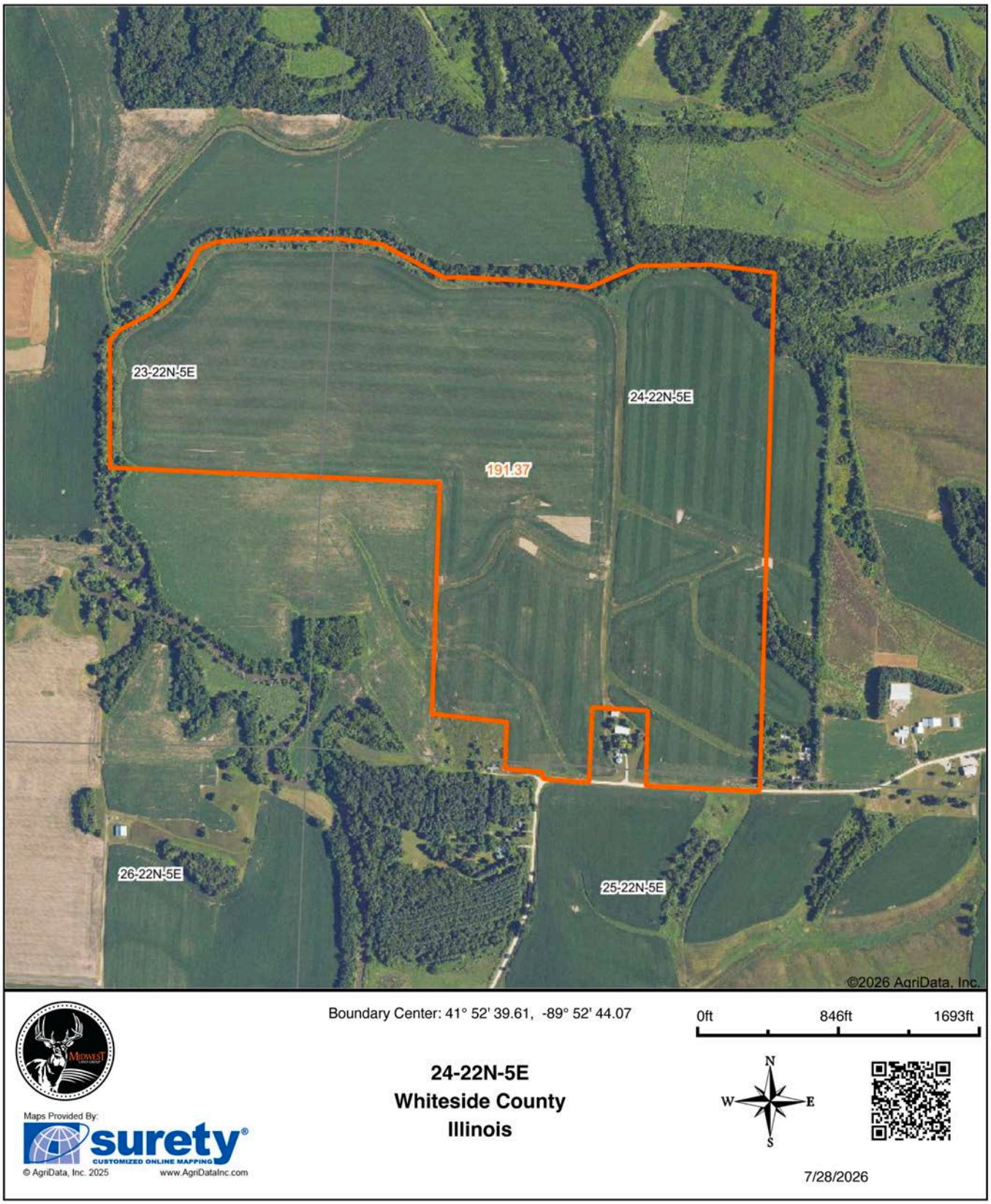
LARGE, EFFICIENT FIELD LAYOUT







AERIAL MAP



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Boundary Center: 41° 52' 39.61, -89° 52' 44.07

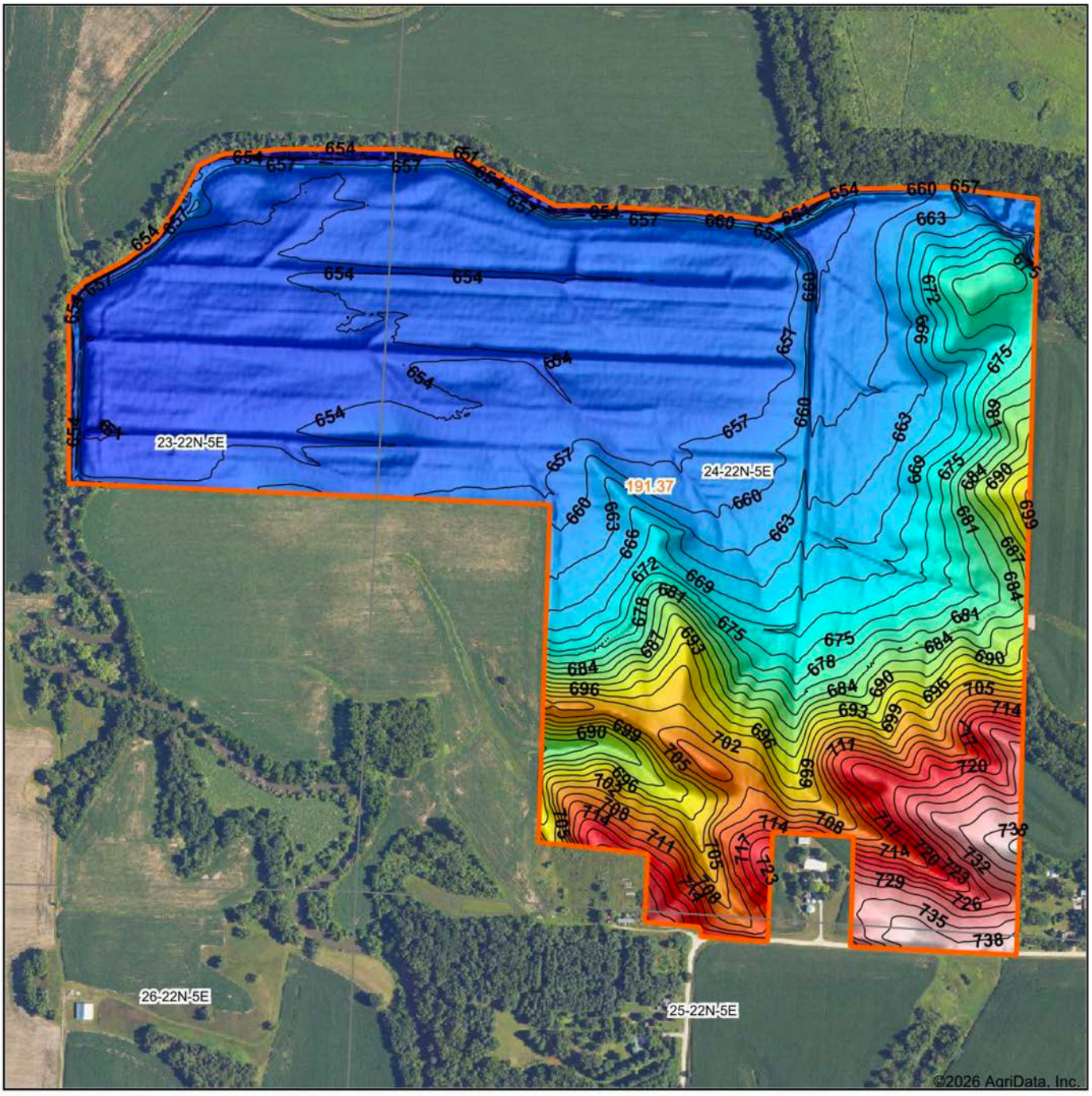
24-22N-5E
Whiteside County
Illinois

0ft 846ft 1693ft

N W E S

7/28/2026

HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 3 meter dem
Interval(ft):	3
Min:	648.0
Max:	742.6
Range:	94.6
Average:	672.4
Standard Deviation:	23.62 ft

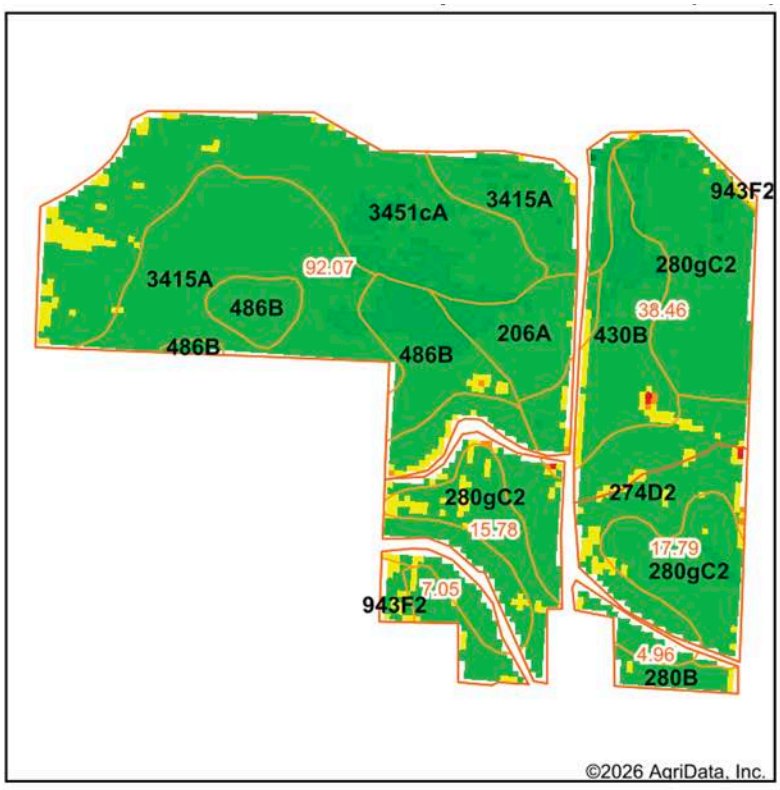
0ft 639ft 1279ft

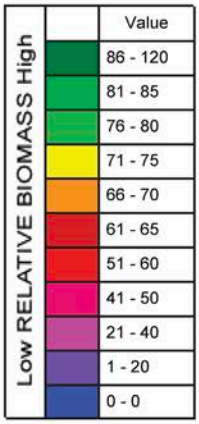
7/28/2026

24-22N-5E
Whiteside County
Illinois

Boundary Center: 41° 52' 39.61, -89° 52' 44.07

CROP GROWTH MAP





State: **Illinois**
County: **Whiteside**
Location: **24-22N-5E**
Township: **Clyde**
Acres: **176.11**
Date: **7/28/2026**

Crop:
Corn - 100%

*USDA CropScape

Maps Provided By:
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Soils data provided by USDA and NRCS.

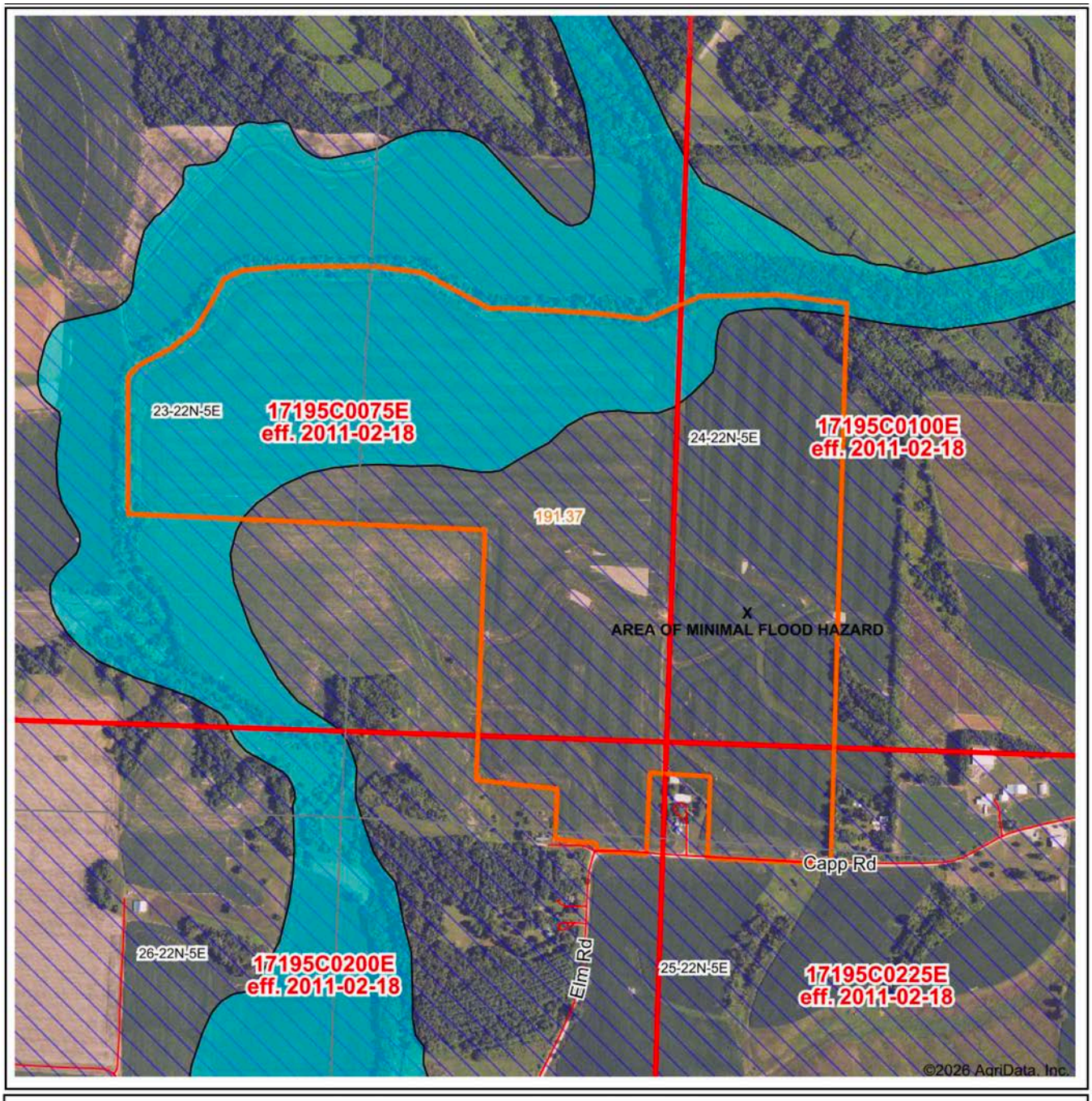
Area Symbol: IL195, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2025	*n NCCPI Overall
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	37.91	21.5%	Well drained	**113	78	84
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	36.70	20.8%	Somewhat poorly drained	**126	78	85
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	32.28	18.3%	Somewhat poorly drained	**118	78.2	88
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	31.56	17.9%	Well drained	**104	77	80
**430B	Raddle silt loam, 2 to 5 percent slopes	13.75	7.8%	Well drained	**137	78.2	94
**486B	Bertrand silt loam, 2 to 5 percent slopes	12.47	7.1%	Well drained	**113	78.8	84
206A	Thorp silt loam, 0 to 2 percent slopes	7.51	4.3%	Poorly drained	126	78.8	82
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	2.43	1.4%	Well drained	**120	77.2	89
**943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	1.50	0.9%	Well drained	**79	75.5	19
				Weighted Average	**117.2**		***n 84.4**

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"

Soils data provided by University of Illinois at Champaign-Urbana.

FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:	Mapped Acres:	Actual Acres:
7/28/2026	191.37	191.37

N W E S

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0ft 1182ft 2365ft

HISTORICAL IMAGERY - 2014 & 2015

2015



2014



HISTORICAL IMAGERY - 2017 & 2019

2019



2017



HISTORICAL IMAGERY - 2021 & 2023

2023



2021



VEGETATION INDEX - 2020

2020



0 (unhealthy) 100 (healthy)

Standard Deviation: 4.3 **Mean:** 88.2 **Min:** 56.4 **Max:** 99.5

VEGETATION INDEX - 2021

2021

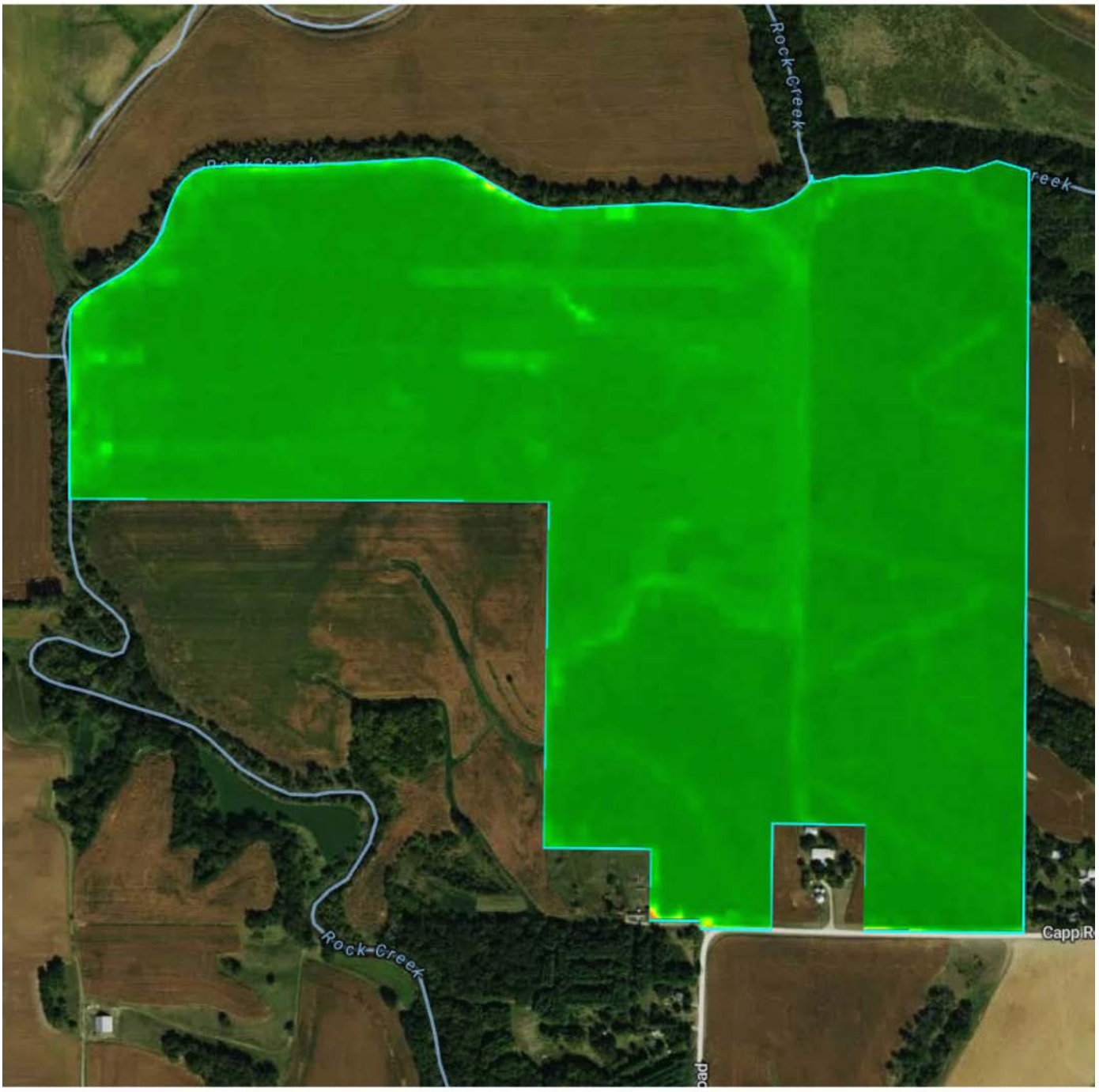


0 (unhealthy) 100 (healthy)

Standard Deviation: 2.6 **Mean:** 89.2 **Min:** 63.1 **Max:** 94

VEGETATION INDEX - 2022

2022

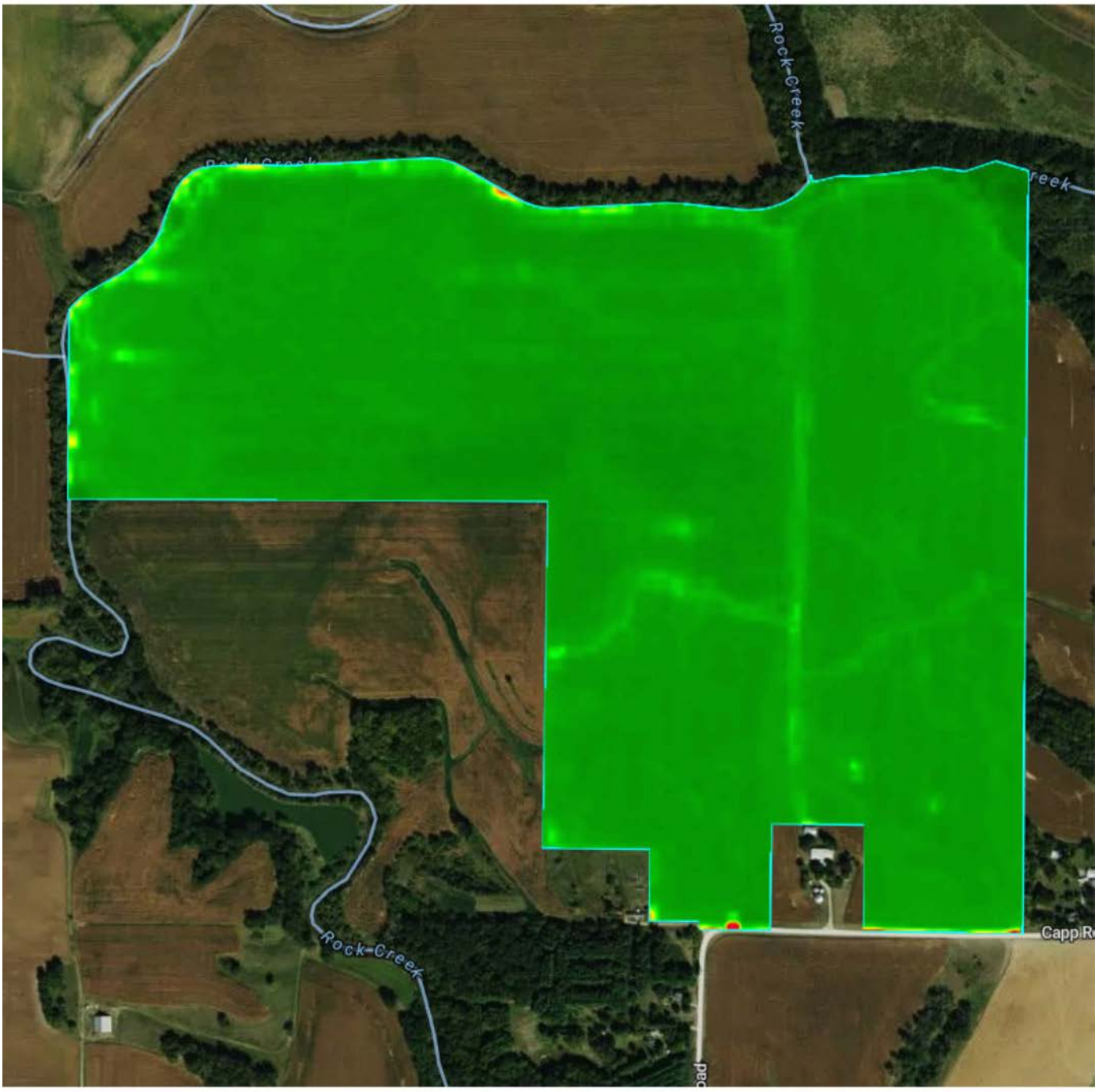


0 (unhealthy) 100 (healthy)

Standard Deviation: 2.1 **Mean:** 91.8 **Min:** 68.2 **Max:** 95.4

VEGETATION INDEX - 2023

2023

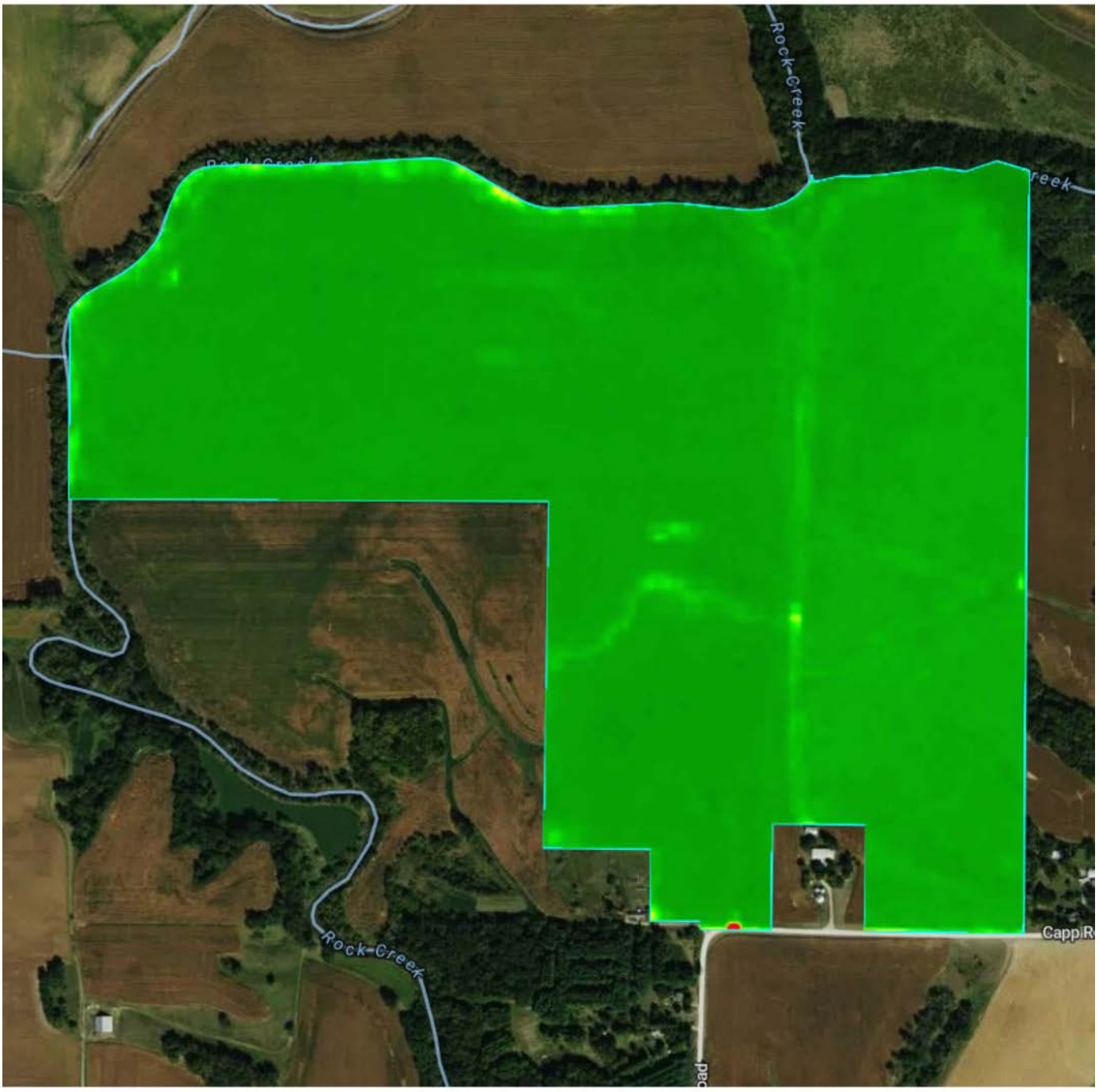


0 (unhealthy) 100 (healthy)

Standard Deviation: 2.2 **Mean:** 91.2 **Min:** 51.8 **Max:** 98.5

VEGETATION INDEX - 2024

2024



0 (unhealthy) 100 (healthy)

Standard Deviation: 1.7 **Mean:** 89.6 **Min:** 55.2 **Max:** 93.8

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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