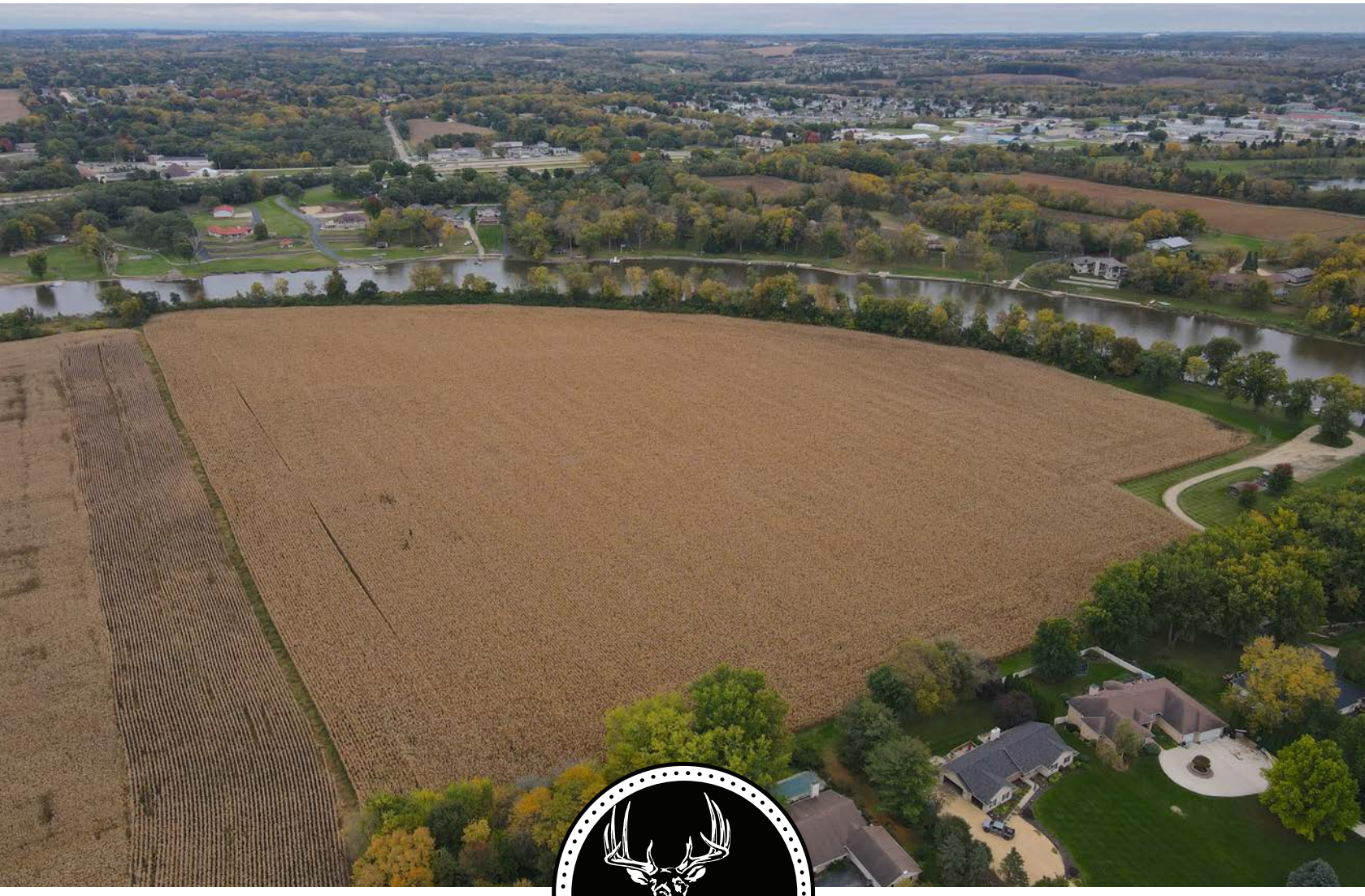
MIDWEST LAND GROUP PRESENTS

30.85 ACRES IN

WINNEBAGO COUNTY ILLINOIS

RIVERS BEND ROAD, ROSCOE, IL 61073



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE 30.85 +/- ACRE TILLABLE FARM NEAR ROSCOE

Located near Roscoe in Winnebago County, Illinois, this 30.85 +/- acre tract offers an outstanding opportunity to acquire highly productive tillable farmland in a tightly held area of northern Illinois.

The property includes approximately 28.65 tillable acres, representing nearly 93% of the total acreage, with an impressive 128.1 Productivity Index. According to Surety soils data, the tillable ground is comprised primarily of Comfrey loam, along with a smaller area of Jasper silt loam. The field is generally level and offers an efficient configuration well suited for continued row-crop production.

The farm is open for the 2027 growing season, creating an immediate opportunity for a new owner to take possession and operate the ground without an existing lease carrying forward.

Agricultural access is provided from River Bend Drive by way of a recorded farm-access easement, providing established access for continued farming operations.

With strong soils, a high percentage of tillable acreage, availability for the 2027 crop year, low carrying costs, and a convenient Roscoe-area location, this is a straightforward opportunity for a local operator, neighboring landowner, or agricultural investor looking to add productive acres to their portfolio.



PROPERTY FEATURES

COUNTY: **WINNEBAGO** | STATE: **ILLINOS** | ACRES: **30.85**

- 30.85 +/- total acres
- 28.65 +/- tillable acres
- Approximately 93% tillable
- 128.1 productivity index
- Predominantly comfrey loam, with a smaller component of jasper silt loam
- Open for 2027 growing season
- Efficient contiguous field configuration
- Recorded agricultural access easement from River Bend Drive
- Scenic setting adjoining the Rock River
- 2025 real estate taxes of approximately $951



30.85 +/- TOTAL ACRES

Located near Roscoe in Winnebago County, Illinois, this 30.85 +/- acre tract offers an outstanding opportunity to acquire highly productive tillable farmland in a tightly held area of northern Illinois.











28.65 +/- TILLABLE ACRES



COMFREY LOAM AND JASPER SILT LOAM







SCENIC SETTING ON ROCK RIVER

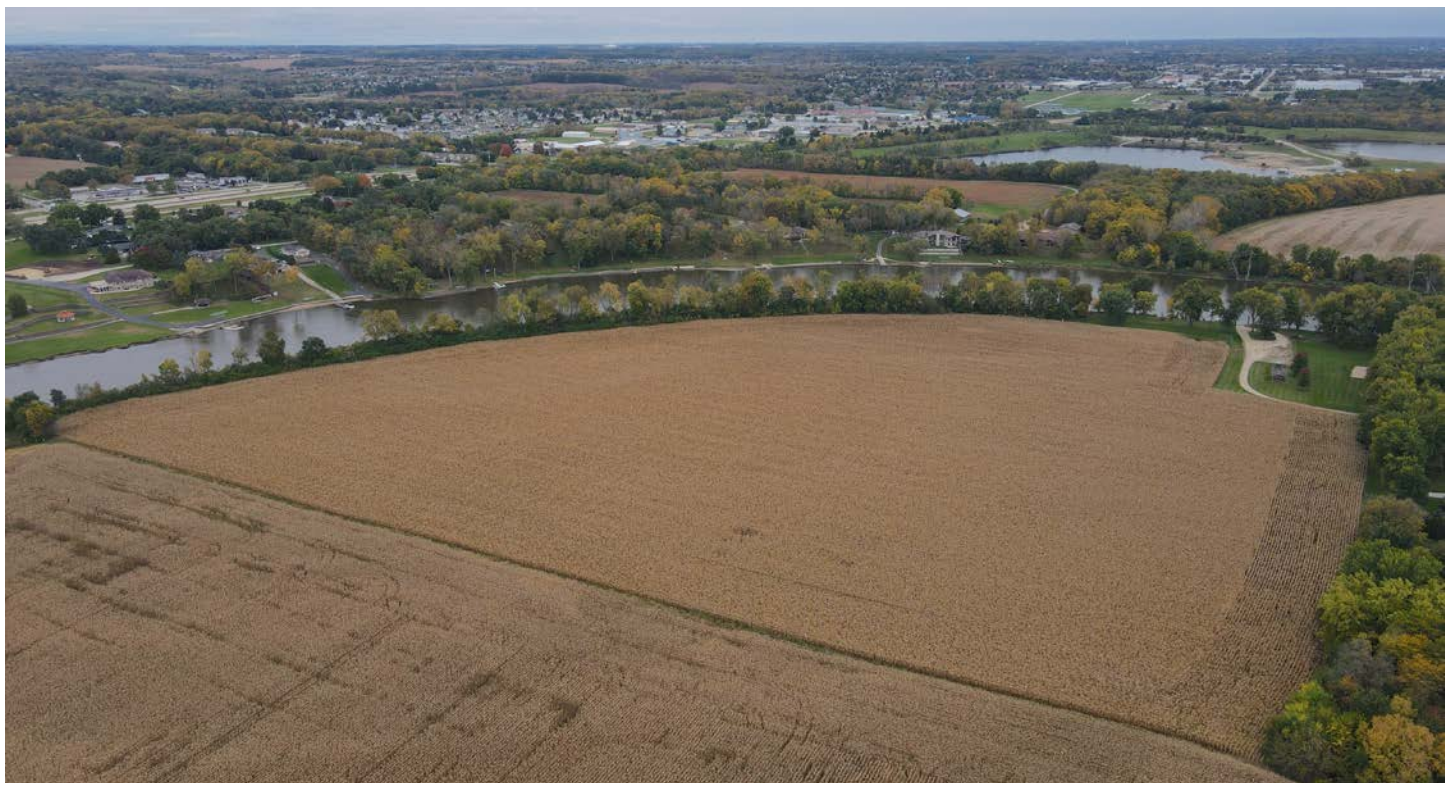




CONVENIENT ROSCOE-AREA LOCATION

With strong soils, a high percentage of tillable acreage, availability for the 2027 crop year, low carrying costs, and a convenient Roscoe-area location, this is a straightforward opportunity for a local operator, neighboring landowner, or agricultural investor looking to add productive acres to their portfolio.





AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 24' 14.3, -89° 1' 7.35

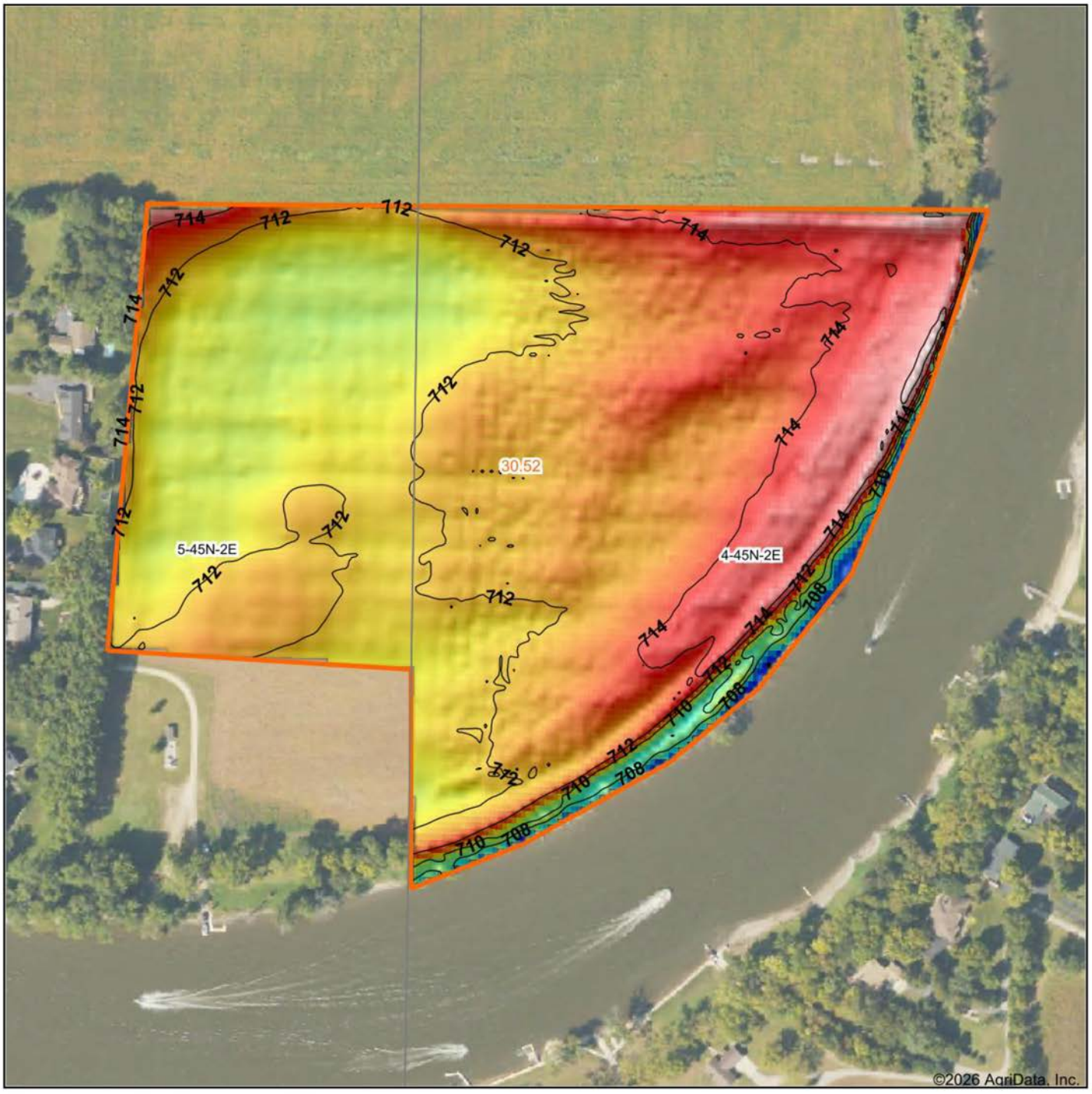
4-45N-2E
Winnebago County
Illinois

0ft 461ft 921ft

N W E S

10/8/2026

HILLSHADE MAP



Low Elevation High

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 3 meter dem
Interval(ft):	2
Min:	706.1
Max:	716.7
Range:	10.6
Average:	712.4
Standard Deviation:	1.38 ft

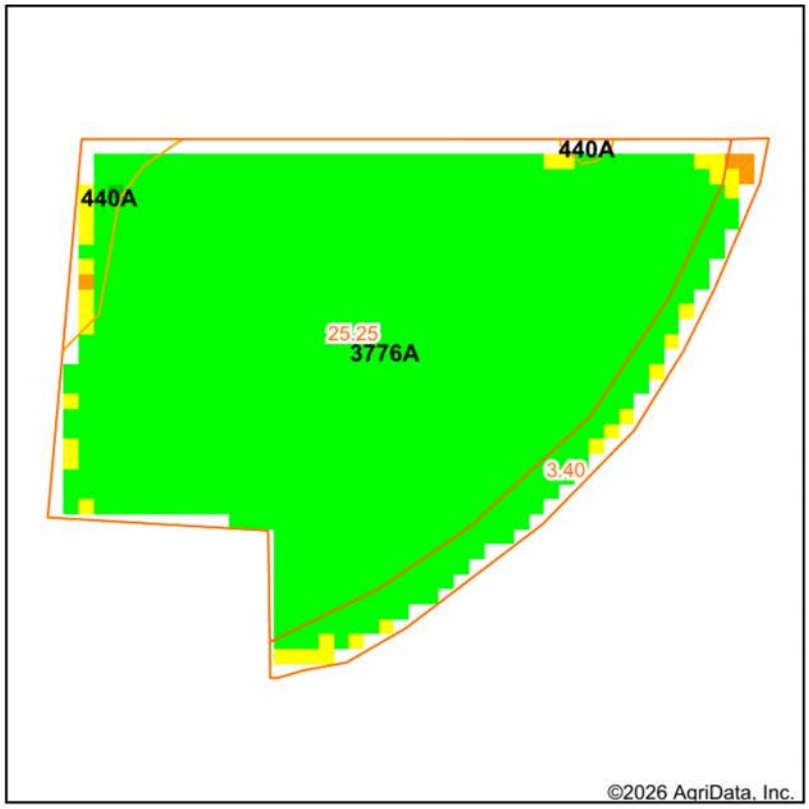
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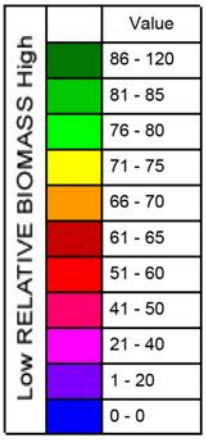
10/8/2026

4-45N-2E
Winnebago County
Illinois

Boundary Center: 42° 24' 14.3, -89° 1' 7.35

SOIL MAP





State: **Illinois**
County: **Winnebago**
Location: **4-45N-2E**
Township: **Roscoe**
Acres: **28.65**
Date: **10/8/2026**

Crop:

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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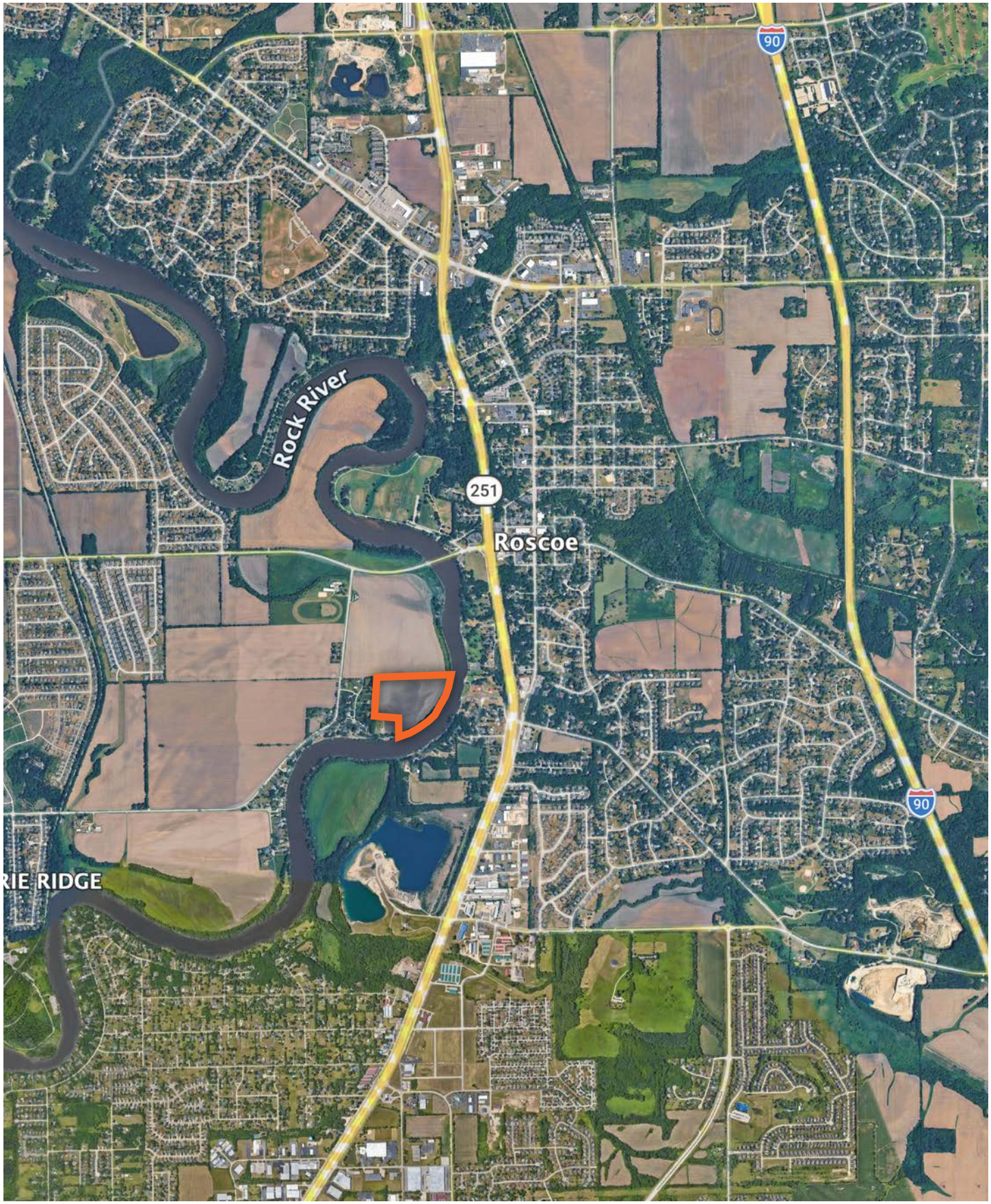
Soils data provided by USDA and NRCS.

Area Symbol: IL201, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2026	*n NCCPI Overall
**3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	27.57	96.2%	Poorly drained	**128	78.3	58
440A	Jasper silt loam, 0 to 2 percent slopes	1.08	3.8%	Well drained	130	76.1	92
				Weighted Average	**128.1**		***n 59.3**

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.

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.



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