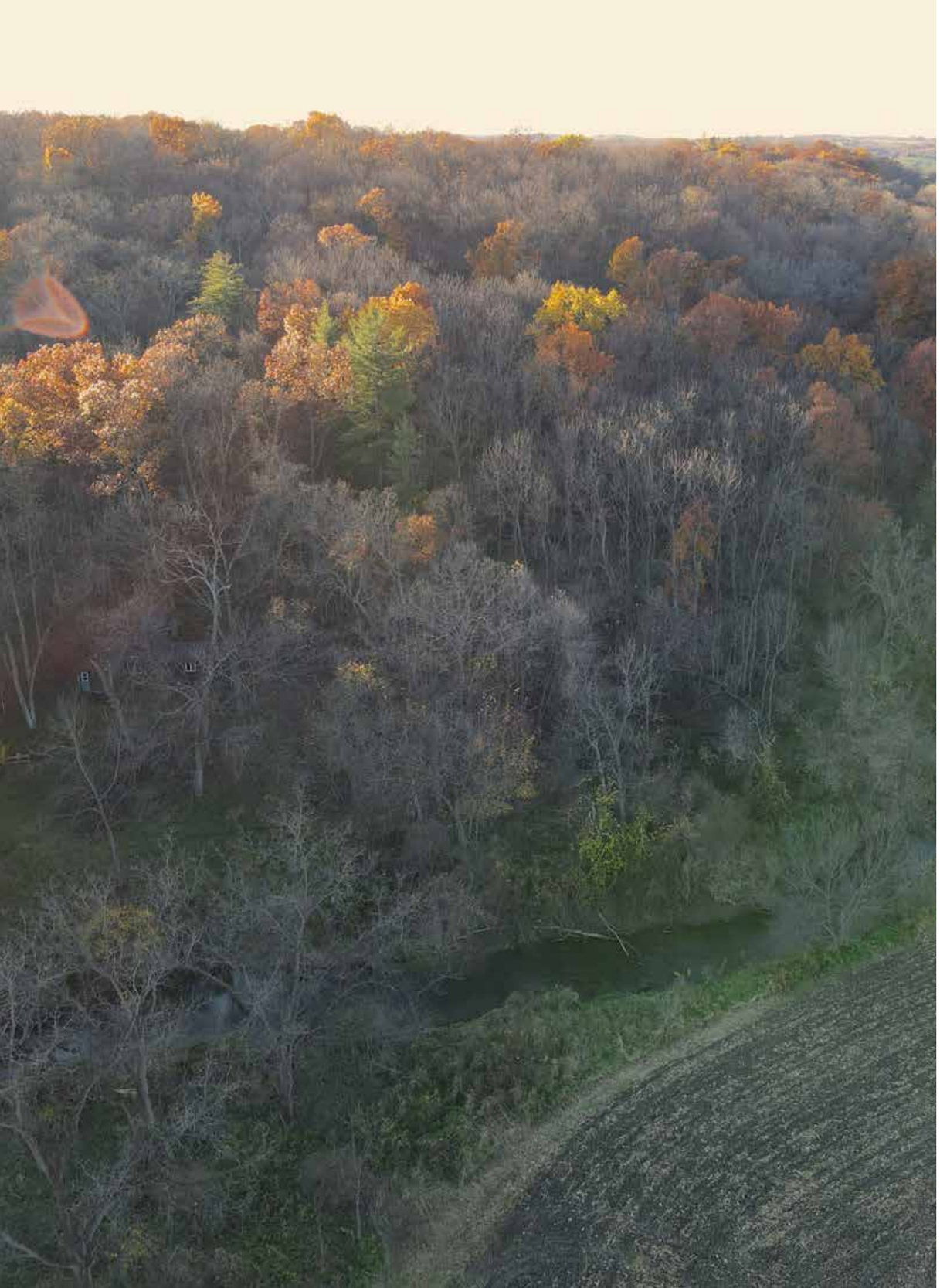
MIDWEST LAND GROUP PRESENTS

PREMIER WHITETAIL HUNTING FARM & PLUM RIVER DEER CAMP

97.26 ACRES IN CARROLL COUNTY, ILLINOIS



MidwestLandGroup.com



97.26 +/- ACRE PREMIER WHITETAIL HUNTING FARM WITH PLUM RIVER DEER CAMP

COUNTY: CARROLL | **STATE:** ILLINOIS | **ACRES:** 97.26

Some hunting properties look impressive on a map. Others make their case the moment you step into the timber. This 97.26 +/- acre recreational farm in northern Carroll County, Illinois, does both. With an extraordinary amount of whitetail sign, heavily traveled hardwood ridges, nearly a mile of Plum River frontage, and an established deer camp tucked away along the river, this property offers the kind of complete hunting experience that serious whitetail enthusiasts spend years searching for.

The deer hunting potential is what immediately sets this farm apart. Throughout the timber, you'll encounter an abundance of rubs, scrapes, and heavily used trails that speak to the level of deer activity taking place. Mature bucks are known to frequent the property, and the terrain provides outstanding opportunities to capitalize on their natural movement. Long hardwood ridges, deep draws, natural funnels, and defined pinch points create recognizable travel corridors and numerous opportunities for strategic stand placement. For the hunter who enjoys studying topography, identifying movement patterns, and developing a thoughtful hunting strategy, this farm has an incredible amount to offer.

Approximately 76 +/- acres are wooded, featuring a diverse hardwood stand with mature white oak, red oak, and substantial black walnut. These mast-producing ridges transition into thicker draws and river-bottom cover, creating a variety of habitat types across the property. The remaining 21 +/- acres are enrolled in CRP through 2031, generating $4,254 in annual income. Positioned primarily along the higher elevations, the CRP acreage creates valuable open-to-timber transitions and adds another dimension to the property's wildlife habitat.

Perhaps one of the most attractive features is the Plum River, which winds along nearly a mile of the property. The river provides a permanent water source and an incredible natural setting, with wooded river-bottom habitat contrasting sharply with the elevated hardwood ridges above. This combination of water, cover, mast-producing timber, and significant elevation change contributes to the property's exceptional recreational appeal. The river also offers a beautiful setting to simply get away, explore, and enjoy the outdoors beyond deer season.

At the end of a substantial gravel access road, tucked away near the river, sits a secluded cabin that has served as a traditional deer camp for years. The cabin features a bunk room, kitchen and dining area, and a bathroom with running hot water and a shower. Electricity, water, and LP gas provide the conveniences needed for weekends and extended hunting stays. Outside, buck poles and a bonfire area complete the setting. It's easy to picture returning to camp after an evening hunt, hanging a successful harvest, gathering around the fire, and sharing stories with family and friends. The cabin is modest rather than luxurious, but its setting, history, and functionality are exactly what many hunters appreciate about a true deer camp.

An extensive internal road and trail system provides access to much of the farm, making it easier to navigate the property, maintain hunting locations, retrieve game, and enjoy the land throughout the year. Paved road frontage along the southern portion of the property provides convenient access, while elevated areas offer beautiful views and potential locations for future improvements.

Beyond its hunting appeal, the property carries significant underlying timber value. A professionally prepared Forest Management Plan is in place, along with a recent timber appraisal documenting substantial merchantable hardwood value. Both documents are available for review, providing buyers with valuable information about the existing timber resource and its long-term management opportunities.

What makes this farm special is not simply the amount of timber, the river frontage, or the presence of a cabin. It's the combination of all these features on one property, with the deer activity and topography to bring everything together. Whether you're looking to pursue mature Illinois whitetails, establish a lasting family deer camp, or own a recreational property with meaningful natural-resource value, this Carroll County farm deserves a serious look.

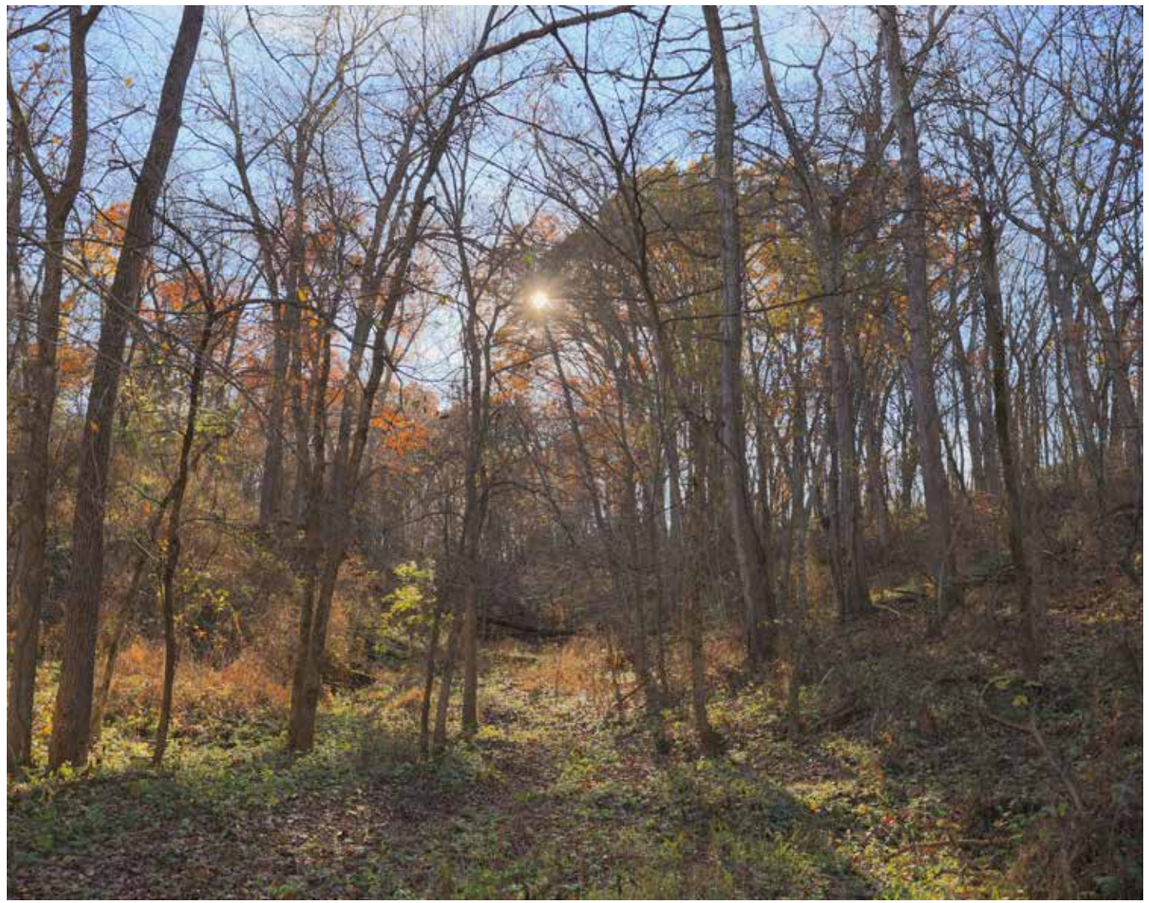
PROPERTY FEATURES

- 97.26 +/- acres in northern Carroll County, Illinois
- Outstanding mature whitetail buck activity with an extraordinary amount of rubs, scrapes, and deer sign throughout
- 76 +/- acres of hardwood timber featuring mature white oak, red oak, and black walnut
- Excellent hunting topography with wooded ridges, steep draws, natural funnels, pinch points, and established travel corridors
- Nearly one mile of scenic Plum River frontage providing permanent water and extensive river-bottom habitat
- 21 +/- acres enrolled in CRP through 2031, generating $4,254 in annual income
- Secluded, established cabin with bunk room, kitchen/dining area, and full bathroom with hot-water shower
- Cabin equipped with electricity, running water, and LP gas
- Traditional deer camp setting complete with buck poles and outdoor bonfire area
- Extensive internal road and trail system, including gravel access to the cabin and river bottom
- Diverse habitat featuring ridge-top CRP, mast-producing hardwoods, wooded draws, and river-bottom cover
- Professionally prepared Forest Management Plan and recent timber appraisal available
- Paved road frontage with scenic elevated locations offering potential future building opportunities
- 2025 real estate taxes: $2,143
- Approximately 2 hours from Chicago's western suburbs and 1 hour from the Quad Cities



76 +/- ACRES OF HARDWOOD TIMBER



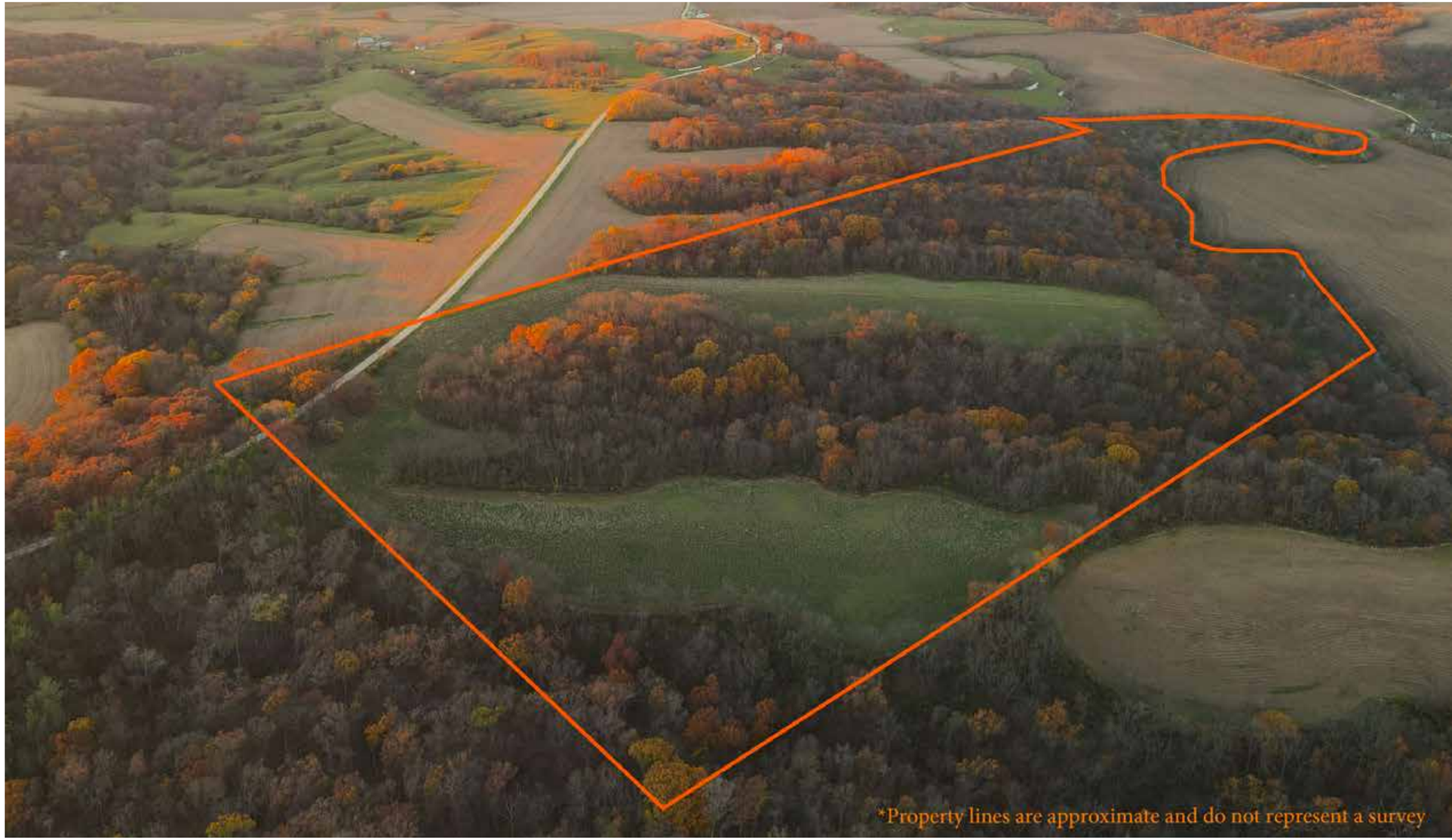


EXCELLENT HUNTING TOPOGRAPHY

What makes this farm special is not simply the amount of timber, the river frontage, or the presence of a cabin. It's the combination of all these features on one property, with the deer activity and topography to bring everything together.















PLUM RIVER FRONTAGE

The river provides a permanent water source and an incredible natural setting, with wooded river-bottom habitat contrasting sharply with the elevated hardwood ridges above.









ESTABLISHED CABIN & DEER CAMP







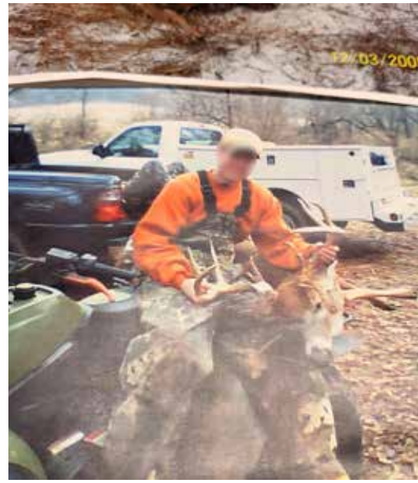


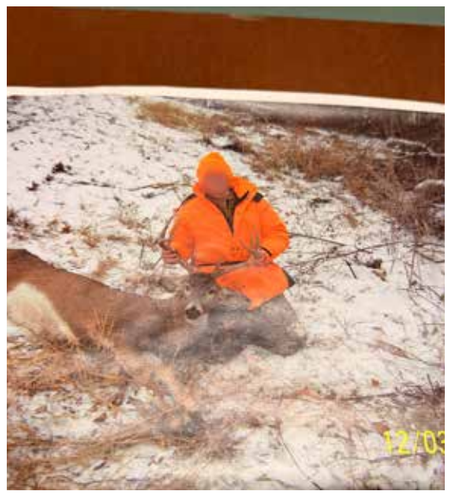






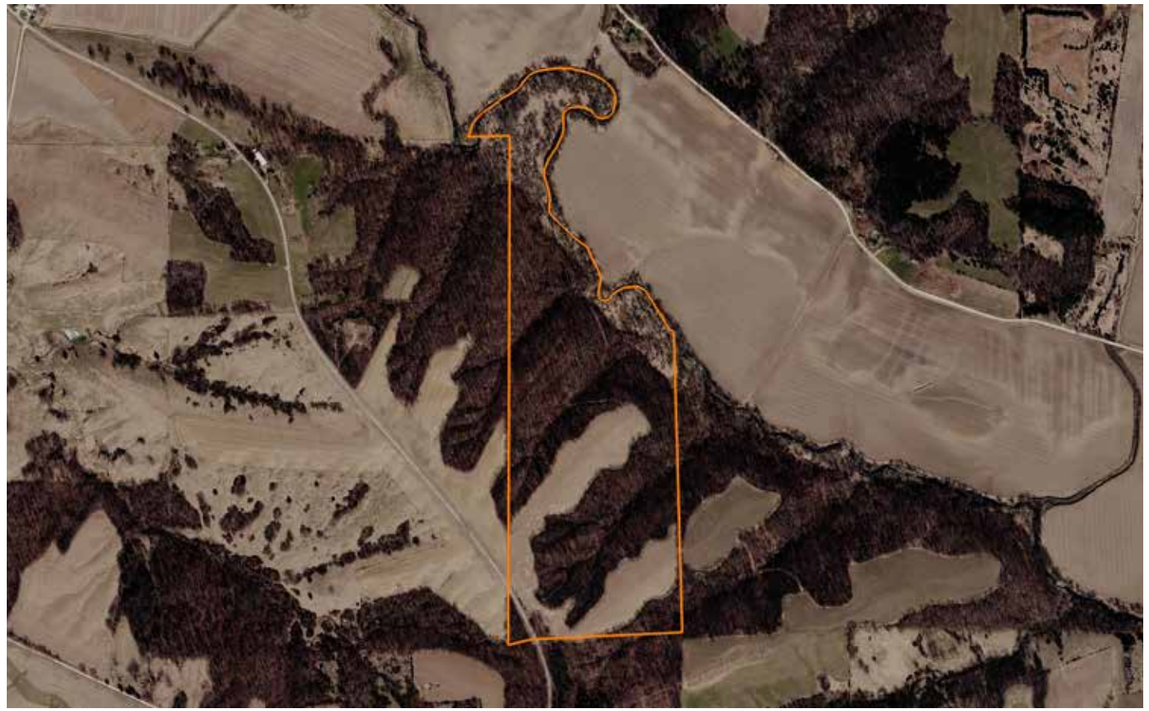


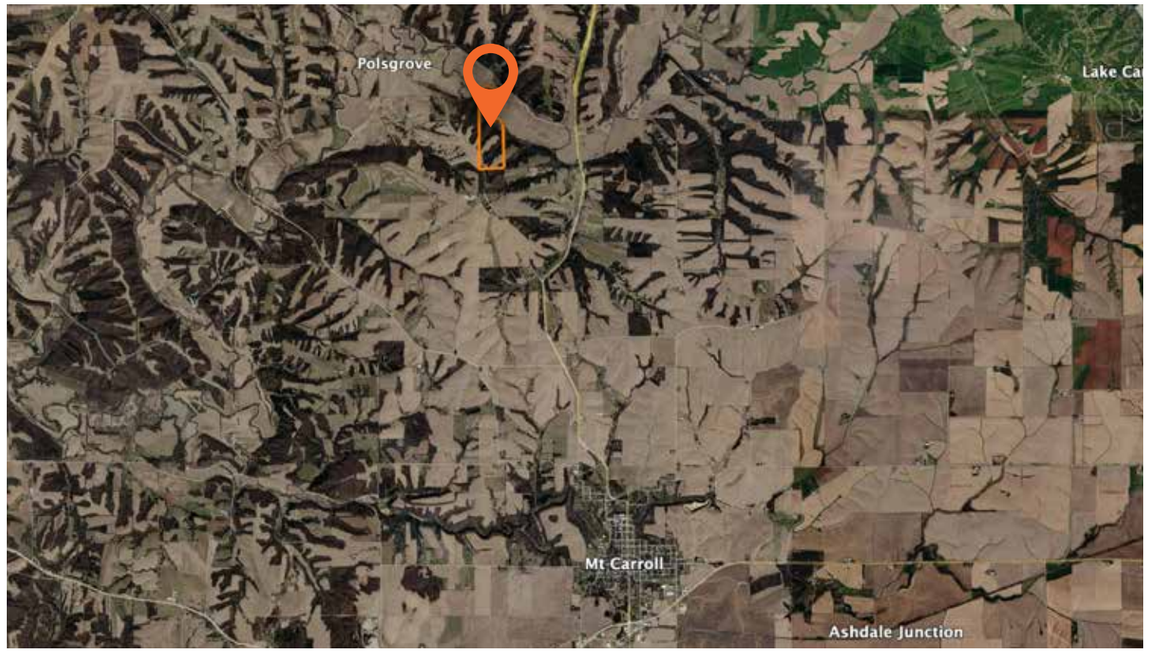




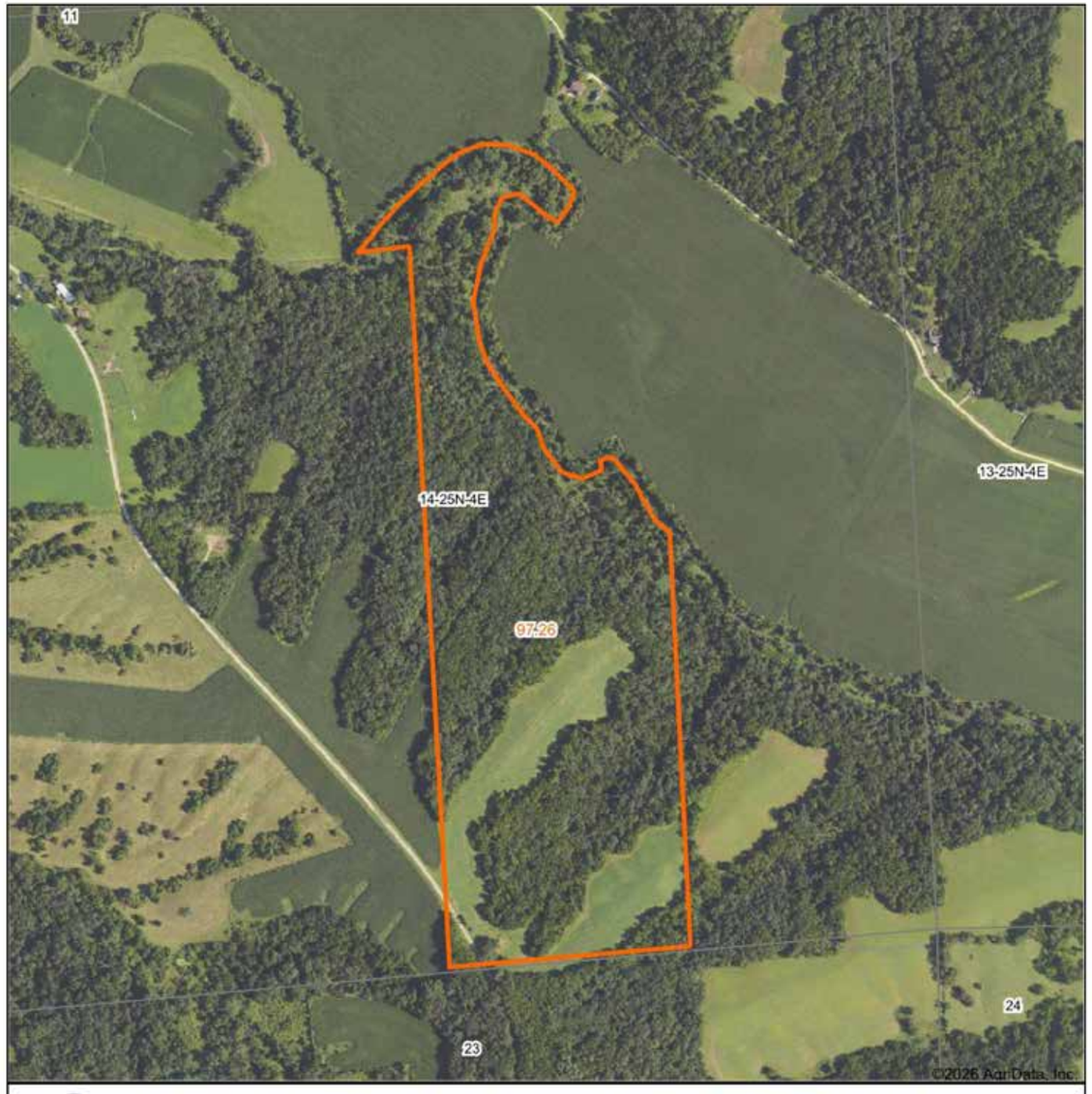


AERIAL MAPS





OVERVIEW MAP



Boundary Center: 42° 9' 31.96, -90° 0' 19.11

0ft 823ft 1645ft

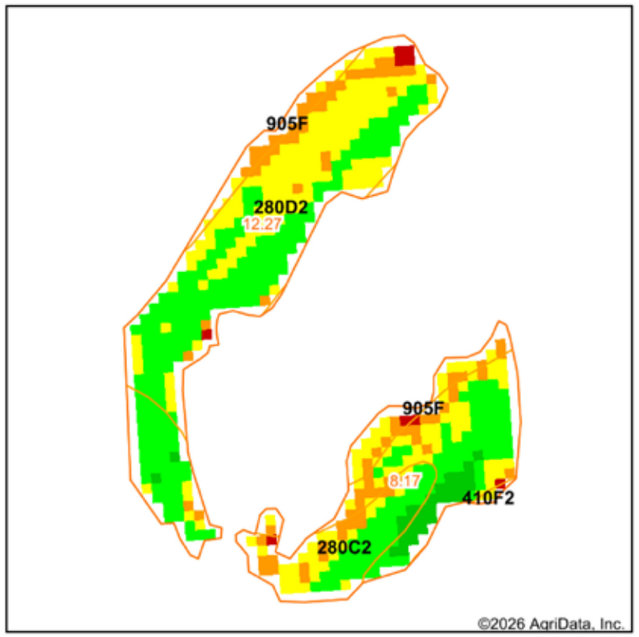
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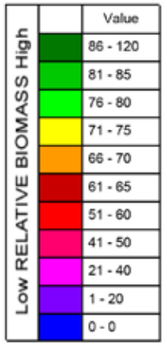
14-25N-4E
Carroll County
Illinois

Maps Provided By:
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9/17/2026

CROP GROWTH MAP





State: **Illinois**
County: **Carroll**
Location: **14-25N-4E**
Township: **Woodland**
Acres: **20.44**
Date: **9/17/2026**

Crop:

Grassland/Pasture - 64%
Deciduous Forest - 14%

*USDA CropScape

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Soils data provided by USDA and NRCS.

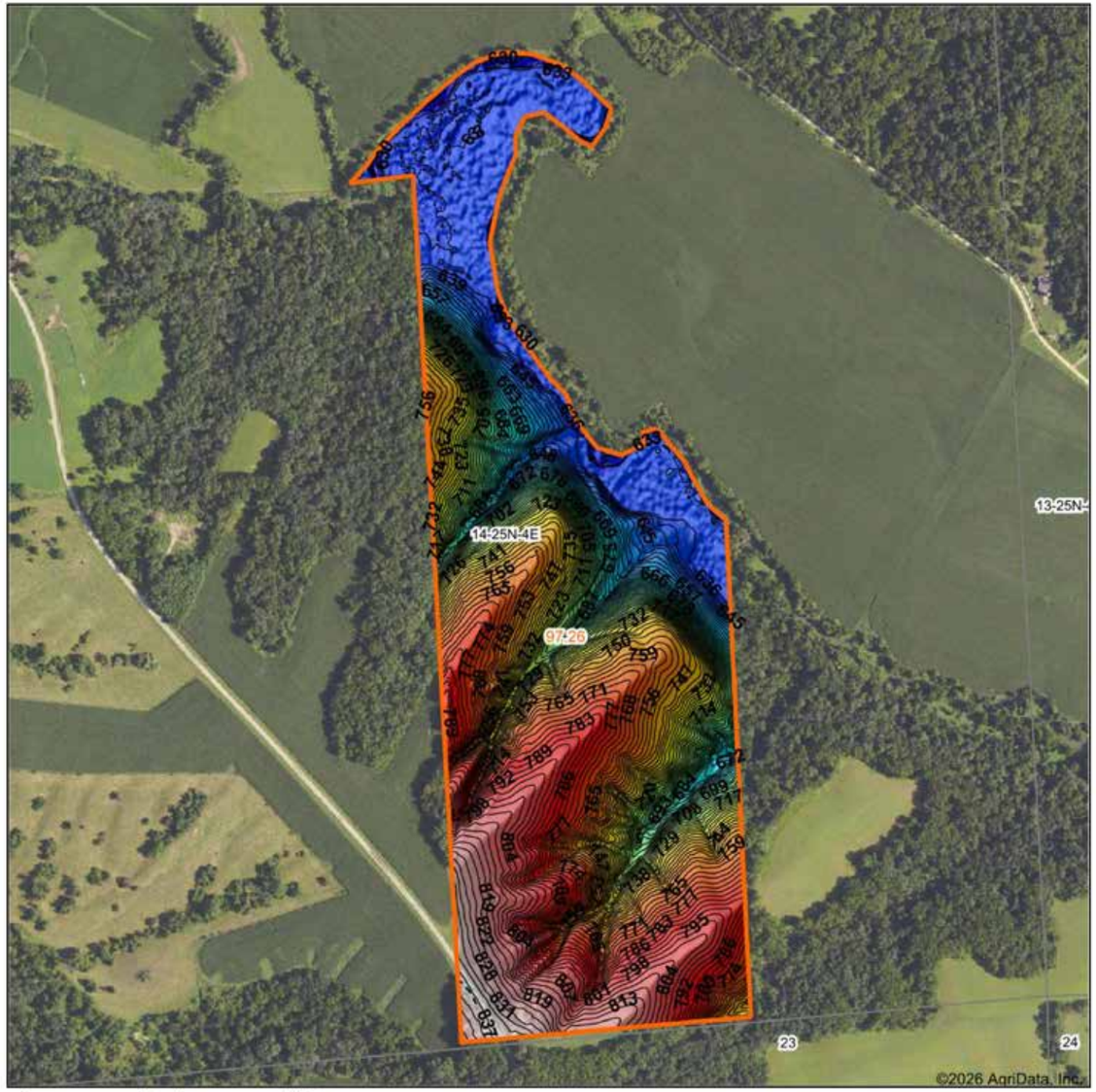
Area Symbol: IL015, Soil Area Version: 22

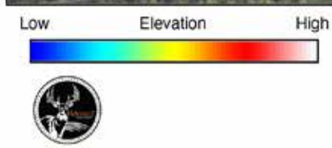
Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2025	*n NCCPI Overall
**280D2	Fayette silt loam, 10 to 18 percent slopes, moderately eroded	13.65	66.8%	Well drained	**106	75.1	76
**280C2	Fayette silt loam, 5 to 10 percent slopes, moderately eroded	4.66	22.8%	Well drained	**113	76.2	81
**905F	Newglarus-Lamoille silt loams, silurian landscape, 18 to 35 percent slopes	2.04	10.0%	Well drained	**66	69.4	16
**410F2	Woodbine silt loam, 18 to 35 percent slopes, eroded	0.09	0.4%	Well drained	**67	0	16
					Weighted Average	**103.4**		***n 70.9**

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.

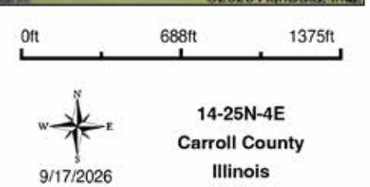
HILLSHADE MAP





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Source: USGS 3 meter dem
Interval(ft): 3
Min: 622.7
Max: 839.5
Range: 216.8
Average: 725.2
Standard Deviation: 62.93 ft



9/17/2026

14-25N-4E
Carroll County
Illinois

Boundary Center: 42° 9' 31.96, -90° 0' 19.11

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

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