MIDWEST LAND GROUP PRESENTS

61 ACRES IN

WINNEBAGO COUNTY
ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL WHITETAIL HABITAT, MATURE OAK TIMBER & HUNTING IMPROVEMENTS

Located just southwest of Rockford in Winnebago County, Illinois, this 61+/- acre recreational property offers an exceptional combination of diverse whitetail habitat, mature hardwood timber, and recreational improvements. For the serious deer hunter, what truly sets this property apart is the variety of habitat packed into a relatively manageable acreage, providing the essential ingredients for bedding, feeding, and natural deer movement.

Approximately 35 acres consist of former agricultural fields that have naturally transitioned into outstanding early-successional habitat. Over time, these once-open fields have developed into a diverse mixture of grasses, broadleaf vegetation, scattered trees, shrubs, and dense brushy thickets. This natural regeneration has created an abundance of security cover, potential bedding areas, and natural browse that whitetails thrive in. The combination of thick vegetation, scattered openings, and varying stages of woody growth creates excellent habitat structure and numerous opportunities for strategic stand placement.

Complementing this early-successional cover are approximately 26 acres of mature hardwood timber, predominantly oak. These mast-producing hardwoods provide an important seasonal food source, while the transition areas between the timber and thicker old-field habitat offer attractive locations for deer travel and hunting setups. Two streams, rolling topography, and an established network of trails further enhance the property's recreational appeal. The combination of mature oak timber, dense cover, and diverse natural food sources gives a knowledgeable hunter plenty to work with when developing a property-specific hunting strategy.

Deeper into the property, a custom-built elevated hunting blind stands approximately 20 feet tall, complete with insulated walls and glass windows. A secluded camping area featuring a picnic shelter, storage shed, and hand-pump well provides another location to enjoy the outdoors. Established trails connect the property's various habitat types and recreational features, making it easy to explore and enjoy everything the property has to offer.

The property is also equipped with an impressive collection of improvements designed for recreational enjoyment and land management. Near the gated entrance sits a 30'×60' heated barn featuring a concrete floor, private bathroom, attached carport, and ample



room for equipment storage, projects, and gathering with family or hunting buddies. Nearby, a 12′×26′ recreational cabin offers electricity, heat, and air conditioning. The seller is including an extensive collection of recreational and land management equipment, including a mower, ATV, golf cart, and additional machinery and tools. This equipment provides the next owner with many of the essentials needed to maintain the trail system, manage wildlife habitat, and implement future land improvements from day one.

With an excellent mix of thick early-successional cover adjoining mature mast-producing hardwoods, this property offers a distinctive habitat combination that serious whitetail hunters will appreciate. Add in the extensive recreational improvements, included land management equipment, convenient proximity to Rockford, and annual real estate taxes of just $2,704.04 for 2025, and you have an exciting opportunity to own a turnkey hunting and recreational retreat in northern Illinois.



PROPERTY FEATURES

COUNTY: **WINNEBAGO** | STATE: **ILLINOIS** | ACRES: **61**

- Approximately 35 acres of early-successional habitat featuring dense bedding cover, natural browse, scattered trees, and brushy thickets
- Approximately 26 acres of mature hardwood timber, predominantly oak, providing valuable natural mast production
- Excellent diversity of habitat, including hardwood ridges, thick bedding cover, natural openings, and transition areas
- Two streams traversing portions of the property
- Established trail system providing access throughout the property
- Private gated entrance with gravel driveway
- Custom-built, approximately 20-foot elevated hunting blind with insulated walls and glass windows
- 30′×60′ heated barn/shop with concrete floor, bathroom, and attached carport
- 12′×26′ finished recreational cabin equipped with electricity, heat, and air conditioning
- Secluded camping area with picnic shelter, storage shed, and hand-pump well
- Eligible for landowner deer & turkey permits
- Convenient location just southwest of Rockford, Illinois
- 2025 real estate taxes: $2,704.04

35 ACRES OF EARLY-SUCCESSIONAL HABITAT

Over time, these once-open fields have developed into a diverse mixture of grasses, broadleaf vegetation, scattered trees, shrubs, and dense brushy thickets. This natural regeneration has created an abundance of security cover, potential bedding areas, and natural browse that whitetails thrive in.











12′×26′ FINISHED RECREATIONAL CABIN





30′×60′ HEATED BARN/SHOP









26 ACRES OF MATURE HARDWOOD TIMBER



2 STREAMS



HUNTING BLIND & CAMPING AREA

Deeper into the property, a custom-built elevated hunting blind stands approximately 20 feet tall, complete with insulated walls and glass windows. A secluded camping area featuring a picnic shelter, storage shed, and hand-pump well provides another location to enjoy the outdoors.









EXCELLENT WHITETAIL HABITAT





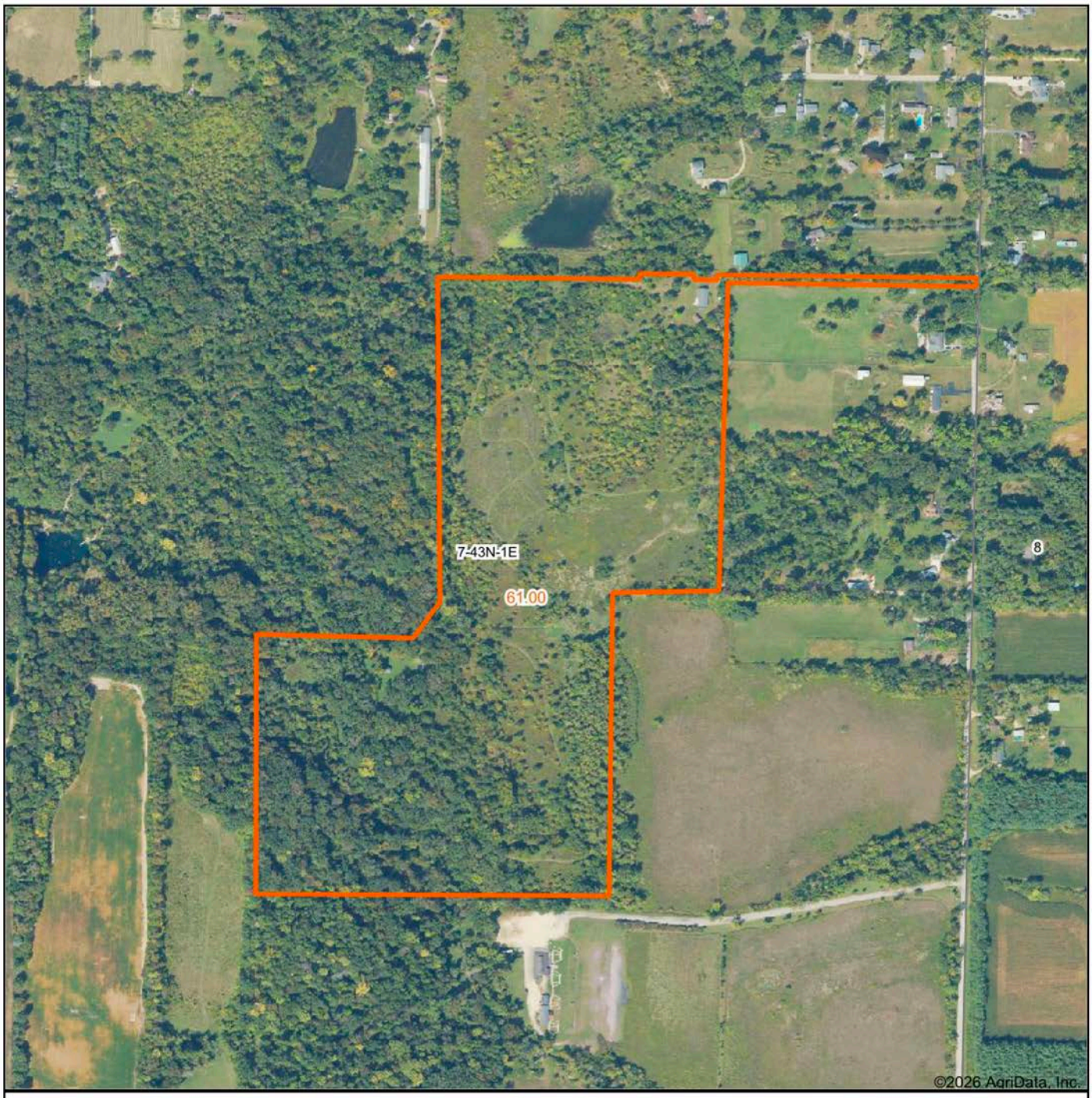








AERIAL MAP



Boundary Center: 42° 12' 58.38, -89° 9' 34.97

0ft 577ft 1154ft

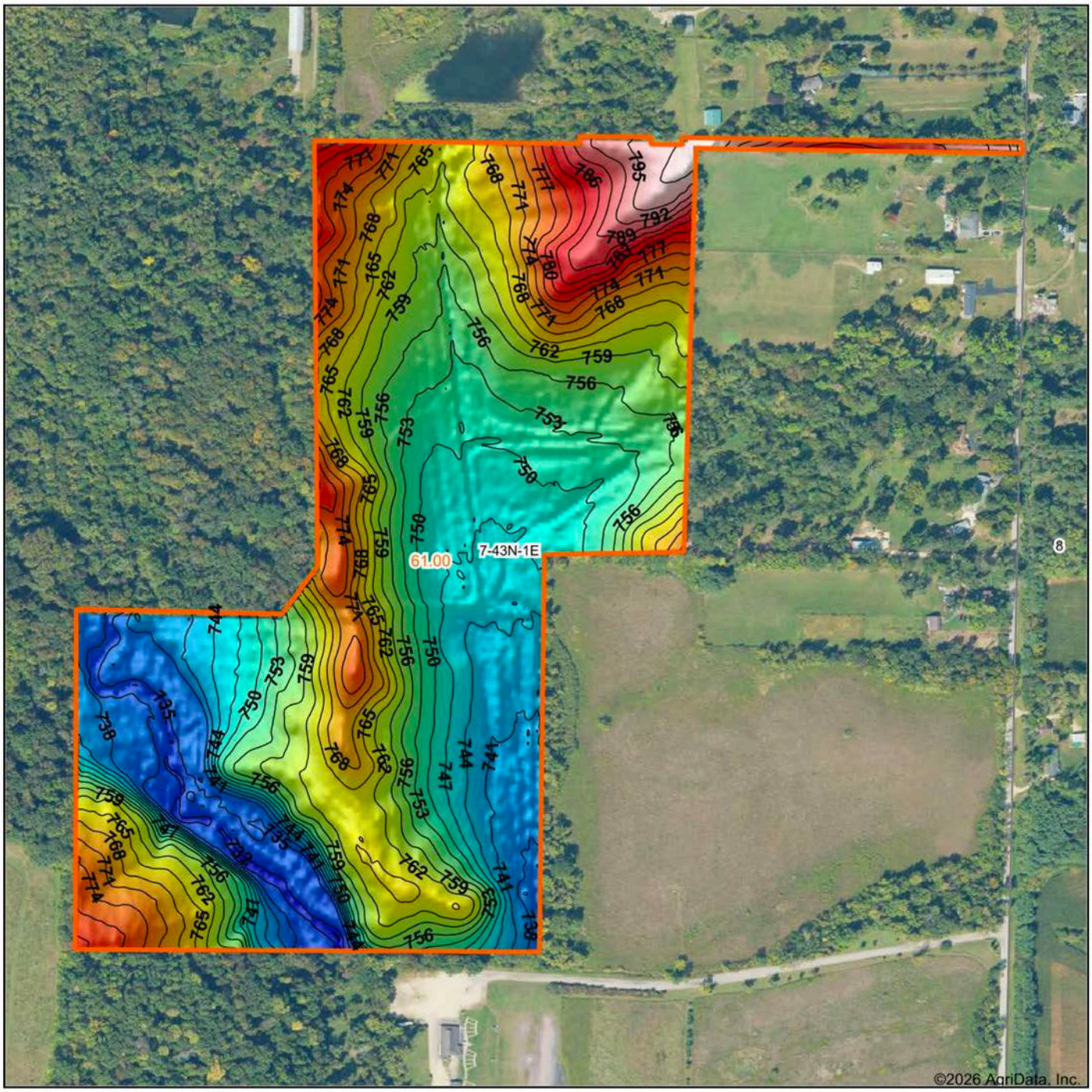
7-43N-1E
Winnebago County
Illinois

N
W E
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10/19/2026

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HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 3 meter dem
Interval(ft):	3
Min:	728.6
Max:	800.5
Range:	71.9
Average:	757.4
Standard Deviation:	14.01 ft

0ft 439ft 878ft

N W E S

10/19/2026

7-43N-1E
Winnebago County
Illinois

Boundary Center: 42° 12' 58.38, -89° 9' 34.97

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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