

Stephenson 275

275.00 Acres | Stephenson County, IL | \$2,997,500



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Activities & Amenities

Farm/Crops/Ag
Fishing
Hunting - Big Game
Stream/River
Water Rights
Water View
Waterfront

Land Details

Address: 0000 Harlem Center Rd,
Freeport, Illinois 61032, USA
Closest Town: Freeport
Total Acres: 275.00
Tillable/Crop/Orchard Acres: 220
Pasture Acres: 20
Water Rights: Yes
Mineral Rights: Yes



Property Summary

This 275+/- acre property in Freeport, Stephenson County, features 220 tillable acres with a 108 PI, plus 20 acres of low ground and 35 acres of timber. Bordered by the Pecatonica River to the north, it offers scenic views, farming potential, and recreation. With access from West Winneshiek Road and North Harlem Road, this versatile land is ideal for agriculture, investment, or outdoor enjoyment.





Land

This 275+/- acre property in Freeport, Stephenson County, offers a diverse landscape suited for farming, recreation, and investment. Approximately 220 acres are tillable being rented at \$400/acre with productive soils and a weighted PI of 108, making it a strong agricultural asset. The terrain includes 20 acres of low ground and 35 acres of timber, providing natural habitat for wildlife. The northern boundary is defined by the Pecatonica River, adding scenic beauty and potential for hunting or fishing. The land is accessible from both West Winneshiek Road and North Harlem Road, ensuring convenience for farming operations and recreational use. With fertile soils, a mix of open fields and wooded areas, and a riverfront location, this property offers an excellent blend of productivity and natural appeal.

Recreation

Beyond its agricultural value, this property offers excellent recreational opportunities. The Pecatonica River provides prime fishing, kayaking, and waterfowl hunting, while the 35 acres of timber create ideal habitat for deer and turkey, making it a great spot for hunting enthusiasts. The mix of open fields and wooded areas also allows for hiking, ATV riding, and other outdoor activities. Whether you're looking for a weekend retreat or year-round enjoyment, this land delivers a perfect balance of productivity and recreation.



Agriculture

The agricultural potential of this property is exceptional, with approximately 220 tillable acres featuring productive soils and a weighted Productivity Index of 108. The gently rolling terrain supports efficient drainage and ease of farming, making it well-suited for row crops or other agricultural uses. With direct access from both West Winneshiek Road and North Harlem Road, the property allows for smooth equipment movement and farm management. Whether for expanding an existing operation or as an investment in quality farmland, this tract offers a strong return potential in a well-established farming region.

Region & Climate

Stephenson County offers a mix of rural charm and outdoor recreation, with rolling farmland, wooded areas, and the Pecatonica River providing excellent hunting, fishing, and hiking opportunities. The region experiences all four seasons, with warm summers, crisp autumns, and cold, snowy winters, making it ideal for year-round outdoor activities. Annual precipitation averages around 35-40 inches, supporting strong agricultural production. Nearby parks, trails, and local events add to the area's appeal.





Location

Situated in Freeport, Stephenson County, this property is just minutes from town, providing easy access to shopping, dining, and essential services. Rockford, about 30 miles east, offers hospitals, entertainment, and additional amenities. Chicago Rockford International Airport is roughly a 40-minute drive, ensuring convenient travel. With major highways nearby, the property is well-connected while still offering the privacy of rural living.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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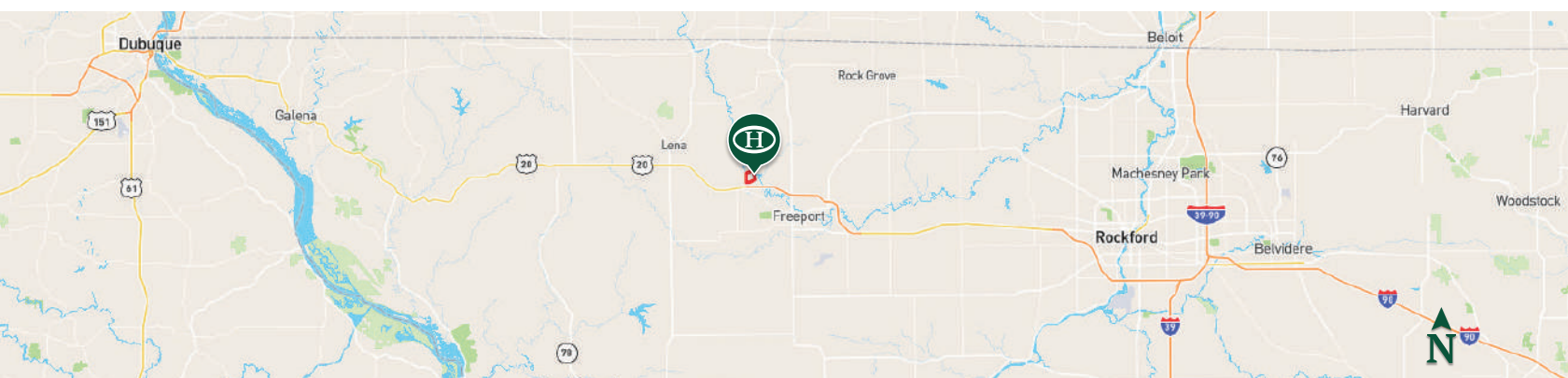




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



Nick Mason

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