

Sheridan 101 +/- acres

101.00 Acres | LaSalle County, IL | \$1,408,950



HAYDEN  OUTDOORS.

Sheridan 101 +/- acres

TOTAL ACRES:

101.00

PRICE:

\$1,408,950

COUNTY:

LaSalle County

CLOSEST TOWN:

Sheridan, IL

Activities & Amenities:

ATV/Off Road
Development Potential
Hunting - Big Game
Mineral Rights
Pond/Lake
Stream/River
Timber
Water Access
Water Rights
Water View
Waterfront

Land Details

Address: 4141 E 2603rd Rd,
Sheridan, Illinois 60551, USA
Closest Town: Sheridan
Total Acres: 101.00
Tillable/Crop/Orchard Acres: 13
Mineral Rights: Yes

Property Summary

101 acres along the Fox River just minutes from Sheridan, IL. Features over 1,400 ft of river frontage, two lakes (5 & 8 acres), 16 tillable acres, and a mix of open and wooded ground. Zoned Manufacturing with a special use permit. Plans completed for a 174-lot campground, but no infrastructure in place—ideal for a private estate, retreat, or future development.

Land

The property spans approximately 101 acres of diverse terrain along the Fox River. It features over 1,400 feet of river frontage, two scenic lakes measuring roughly 5 and 8 acres, and about 16 acres of open, tillable ground. The land is a mix of gently rolling topography, wooded areas with mature timber, and open meadows.

Recreation

This property offers strong recreational value with over 1,400 feet of Fox River frontage, where anglers target smallmouth bass, catfish, and northern pike. The two private lakes already support fish populations and, with a bit of management, have the potential to become exceptional private fisheries. The natural landscape and diverse habitat also attract a variety of native wildlife, adding to the property's peaceful, outdoor appeal.

Agriculture

There is approximately 16 acres of tillable ground boarding the Fox River. This is highly productive ground.





Region & Climate

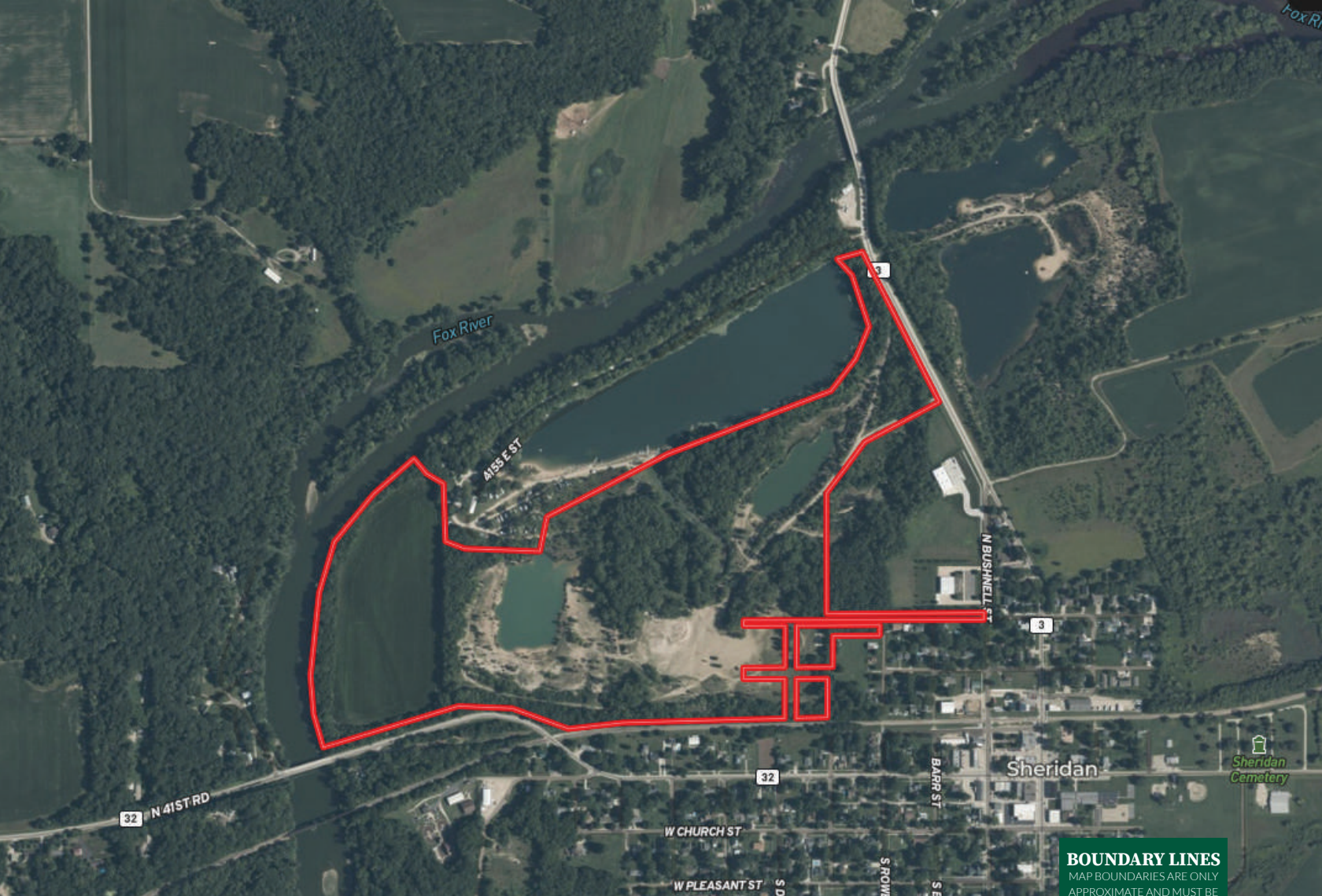
Located in LaSalle County near the village of Sheridan, this area offers a quiet rural setting with easy access to nearby towns like Ottawa, Yorkville, and Morris. The region is known for its outdoor recreation—fishing, hiking, and boating along the Fox River, plus nearby destinations like Starved Rock State Park. The climate features four distinct seasons, with warm summers, cold winters, and average annual precipitation around 38 inches.

Location

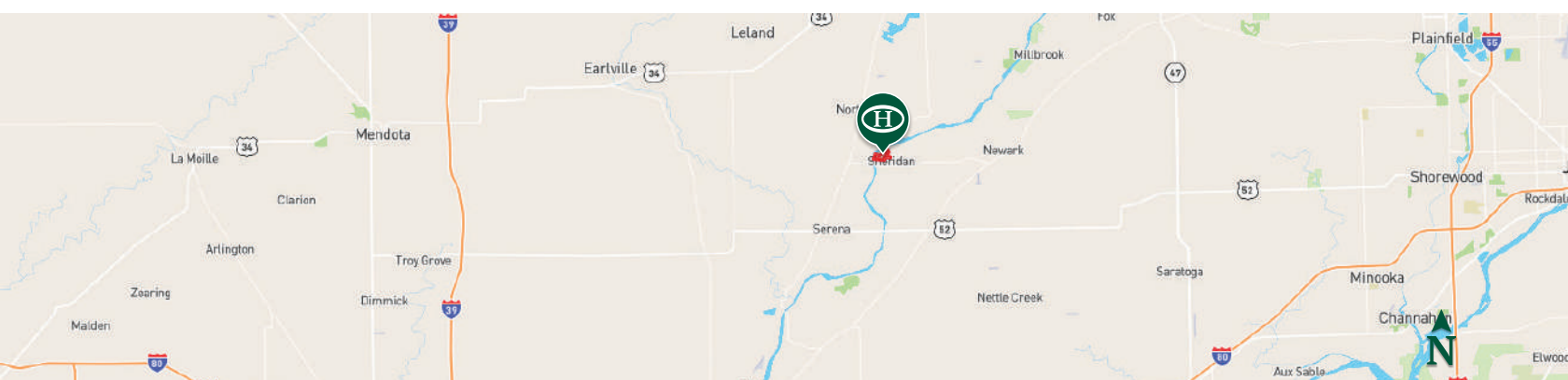
Located just southeast of Sheridan, IL, this property offers a quiet rural setting with quick access to nearby towns like Ottawa, Yorkville, and Morris—all within 30 minutes. O'Hare and Midway Airports are about an hour away, with regional airports even closer. Nearby highways and rail access make travel easy, while everyday amenities and outdoor attractions like Starved Rock are just a short drive away.

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 Boundary



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