



“A community for all generations”

**Right at Home!**

Our spacious lots from 1 to 3 acres with magnificent lake views or pastoral views scanning the countryside make a perfect primary home or weekend getaway. Villas of Fawn Lake offer elegant condominium living with quality construction and a spectacular view of Fawn Lake, just minutes from town. Fishing, wildlife & recreation.

Whatever your lifestyle



Give us a call to inquire about  
Custom built and model homes  
That are available!



Contact us!

Beaver Miller

Email [beaver@wcciradio.com](mailto:beaver@wcciradio.com)

Website [fawnvalley.com](http://fawnvalley.com)

Phone 815-273-7757 ext 26

Mail P.O. Box 310  
Savanna Il 61074

Located 2 hours from Chicago & only 1 hour from Dubuque & Quad Cities. From Cedar Rapids & Rockford it will only take you 1 and 1/2 hours to find us. From Galena, Eagle Ridge it will only take thirty minutes. Just two miles from Savanna & the mighty Mississippi River. One fourth of a mile from Illinois Route 64 and US 52 on Scenic Bluff Road. Savanna Illinois. (Carroll County).

Savanna's Fawn Valley  
Estates & Villas  
A subdivision in the country

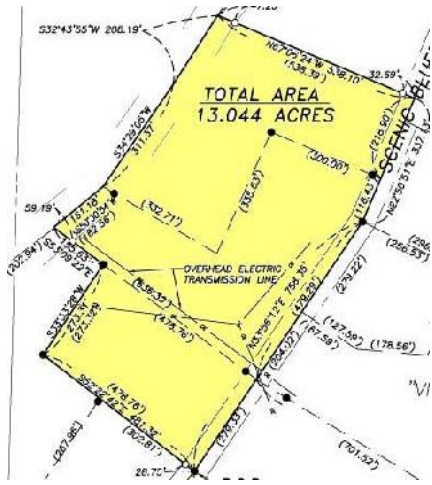


We offer houses, condos & lots for sale near Savanna Illinois, which is a beautiful town on the Mississippi River. We have the dream site right for you.



**BUILDERS CHECK US OUT**  
Builders give us a call to see how we can team up, you build the 2 unit condos on Fawn Lake or single family home in Fawn Valley Estates & get great terms on payment on the land.

Weekend get away, summer home or year round living



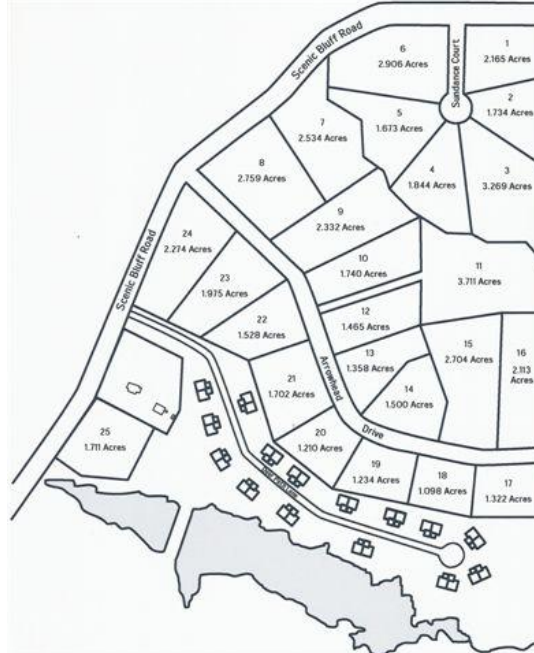
13 acres across from Fawn Valley on the Plum River, beautiful wooded site \$169,900

**We have it all for you!**

- Quiet country living
- Great fishing
- Ski resort 20 minutes
- 9 golf courses within 30 minutes
- Mississippi River 5 minutes
- A variety of dining choices minutes away
- Riverboat gambling 25 minutes
- Eagle Ridge & historic Galena 30 minutes
- Shops & services 5 minutes
- Camping & hiking 10 minutes
- Historic Mt Carroll 10 minutes
- Lake Carroll 20 minutes
- Community park, ball fields 3 minutes
- Tennis courts 3 minutes
- Medical services 5 minutes
- 4 marinas within 10 minutes
- Flea & farmers markets 10 minutes
- Antique shops 5 minutes

**Fawn Valley Estates:**

25 home sites comprise this part of our subdivision, hard surfaced roads, a beautiful lake, protective covenants and gorgeous views are just some of the things you will find.. Wooded lots & lots great for walkouts.



Large 1-3+ acre lots

**Pricing**

Lots 7,9,12,23,24 : Each \$38,900  
 Lots 2,4,6,8,22: Each \$42,500  
 Lots 11,13,17,18,19: Each \$43,900



**Condos**

Lake front condos we will build to suit. No more lawn care, snow removal or routine maintenance, just enjoy. With rising building costs Fawn Valley offers great value. BUILDERS give us a call to see how we can team up, you build the 2 unit condos on Fawn Lake or single family home in the Fawn Valley Subdivision



**BUILDERS CHECK US OUT**

BUILDERS give us a call to see how we can team up, you build the 2 unit condos on Fawn Lake or single family home in the Fawn Valley Subdivision & get favorable terms on payment for the land.