

MIDWEST LAND GROUP PRESENTS



UNION COUNTY, IL

30 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BUILT HOME WITH LAKE ON STUNNING 30 ACRES

This beautiful southern Illinois property has unlimited potential! Whether you're looking for a forever home with acreage or a potential business opportunity, you must see this tract in person to truly appreciate everything it has to offer!

The 3,000 square foot main home has 4 bedrooms and 2 1/2 bathrooms. As you walk into the house from the detached garage, you enter the laundry/mudroom and step into the beautifully remodeled kitchen with gas cooktop, built-in wall oven and microwave, granite countertops, subway tile backsplash, cabinets with soft close features, pull out shelving, unique spice cabinets, stainless-steel appliances, and a double stainless-steel sink overlooking the garden window. An island with a separate sink sits next to the granite-topped seating area that opens into the dining room. The hardwood floors extend from the kitchen into the dining room and hallway, leading to the three main floor bedrooms and baths. The large, remodeled bathroom has a walk-in shower, 2 granite-topped separate vanities, and a soaking tub with beautiful surrounding tile.

The spacious living room offers spectacular views of the surrounding woods and pond and contains a built-in bar and large seating and reading areas. A set of stairs leads you to the master bedroom's glass doors that share the living room's views. The master bedroom contains another jetted soaking tub, 2 sinks, a shower, a toilet, and walk-in closet.

A set of French doors from the living room open to a two-level wrap-around wooden deck. Outside on the deck, you will find a covered hot tub with views of the pond and a target shooting area just below the hot tub. The rec room is approximately 500 square feet with a bar and sink, pool table, exercise equipment, and another half bath. Take the wrap-around deck to the back of the house and you will find a ramp that leads

to the 24'x60' shed with concrete floors. This space can house 3 vehicles and has a workbench and tool center. There are also 2 dog kennels that extend out from the garage, with indoor dog boxes and fenced runs.

The second home is a short walk from the main house which can be used as a guest house or in-law home. The recently updated 3 bedroom, 2 bath modular home has an open concept kitchen and vaulted ceilings in the living and dining room. The master bedroom has a walk-in closet, full bathroom, and windows facing the pond. The second and third bedrooms are on the opposite side of the house and share a bathroom. The laundry room leads to a back-entry door that flows to a deck with views of the woods and pond.

The property's woods have been managed through Timber Stand Improvement programs and are home to mature red and white oaks, hickory, maple, and assorted other trees. An open field that has been maintained for wildlife with food plots and is home to whitetail, turkey, dove, quail, rabbit, and a small pond is adjacent to this field and woods.

This is a tremendous business opportunity as the large home is currently being used as an Airbnb and all furnishing (excluding personal items/pictures) will be sold with the home. Southern Illinois is home to multiple hiking trails and thousands of acres of public ground in the Shawnee National Forest. Multiple wineries in neighboring towns are always an attraction and with limited lodging in the area, this property could continue to fill that gap in the market.

Don't miss your chance to own this one-of-a-kind property in Southern Illinois, call Karl Beer for more information or to schedule a private showing before it's too late!

PROPERTY FEATURES

PRICE: **\$650,970** | COUNTY: **UNION** | STATE: **ILLINOIS** | ACRES: **30**

- 3,000 sq. ft. main home
- 1,150 sq. ft. guest home
- 24'x60' garage
- 500 sq. ft. rec room
- Pool table
- Hot tub
- Multi-level wood deck
- 2.5-acre pond
- Floating dock
- Hog smoker
- Fire pit
- Beach area
- Marketable trees
- Food plot locations
- Deer and turkey hunting potential
- Trail system
- 2021 taxes were \$2,594
- 50 minutes from Cape Girardeau, MO
- 1 hour and 10 minutes from Mt. Vernon, IL
- 2 hours and 10 minutes from St. Louis, MO



3,000 SQ. FT. MAIN HOME



4 BEDROOMS 2.5 BATHROOMS



500 SQ. FT. REC ROOM

The rec room is approximately 500 square feet with a bar and sink, pool table, exercise equipment, and another half bath.



MULTI-LEVEL WOOD DECK AND HOT TUB



1,150 SQ. FT. GUEST HOME

The recently updated 3 bedroom, 2 bath modular home has an open concept kitchen and vaulted ceilings in the living and dining room.



24'X60' GARAGE



BEACH AREA



2.5-ACRE POND WITH FLOATING DOCK



HOG SMOKER



FIRE PIT



FOOD PLOT LOCATIONS AND TRAIL SYSTEM



MARKETABLE TREES

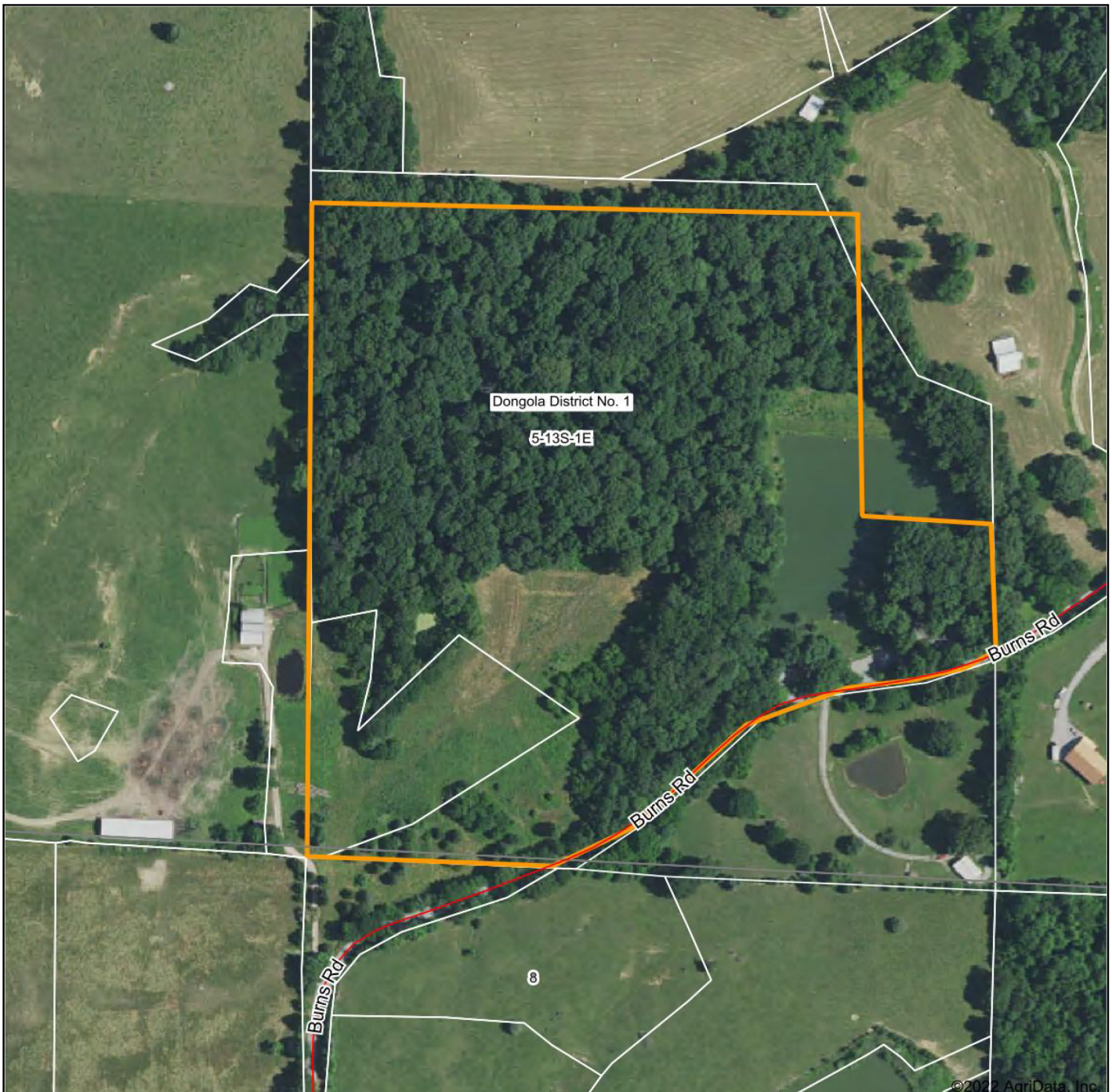
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HUNTING POTENTIAL



AERIAL MAP



Maps Provided By:



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Map Center: 37° 24' 30.45, -89° 7' 30.91

5-13S-1E
Union County
Illinois

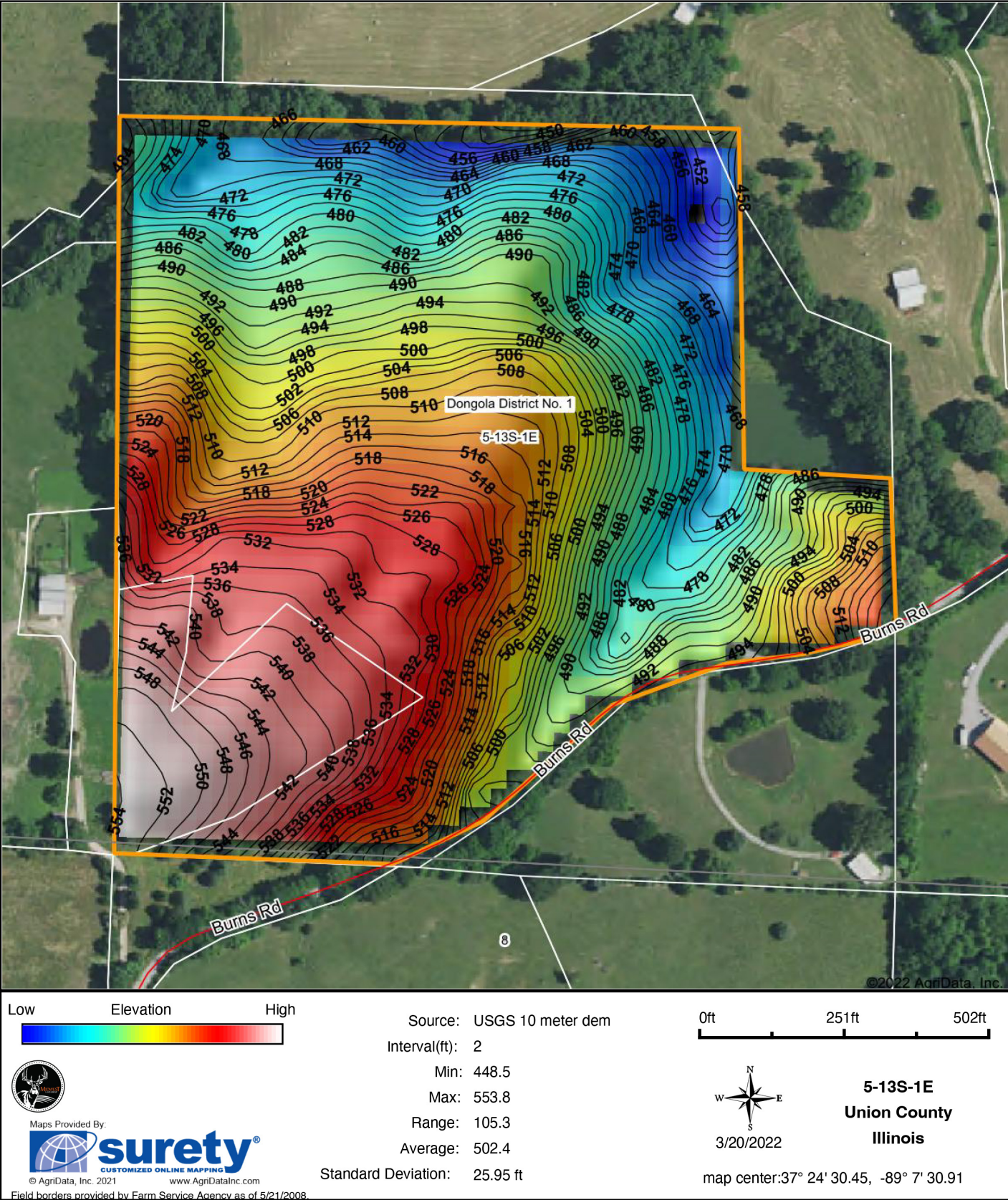
0ft 312ft 624ft



3/20/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



AGENT CONTACT

If there's one agent who knows wildlife management, it's Karl Beer. Born and raised in Germantown, IL, Karl grew up on a family farm where he first developed a passion for the outdoors and became an avid bow hunter for whitetail deer. He graduated from Breese Central High School and attended Southern Illinois University of Carbondale (SIUC), where he obtained a Bachelor's degree in Business Management with a focus in Small Business Management.

His background includes working as a commercial building estimator, where he was able to develop his strong customer service skills and work ethic. At Midwest Land Group, Karl enjoys educating both buyers and sellers alike about different properties and management practices to make their land more desirable. Clients who work with Karl are rewarded with a hardworking, detail-oriented agent who's not only passionate about the outdoors and habitat management, but also knowledgeable about wildlife and land-enrollment programs.

When he's not working, you can usually find Karl spending time with family and friends, at the cabin or family farm, and doing anything outdoors-related, whether it be hunting, fishing or habitat projects. He's a member of the Germantown Volunteer Fire Department and the National Deer Alliance (NDA, formerly QDMA), and has completed the QDMA Land Stewardship Level 1 Class. Karl lives in Germantown, IL, with his wife, Kristine, and children Emma, Jack and Otto.



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