

MIDWEST LAND GROUP PRESENTS

30 ACRES

SHELBY COUNTY, MO

748 N. 2500 EAST ROAD, STRASBURG, ILLINOIS, 62465



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING LOG HOME ON ACREAGE - AIRBNB OPTION, PLUS ADDITIONAL INCOME

This stunning log home is in an excellent location with nearly everything you could ask for within proximity. Nestled back in the timber on this 30 +/- acres is where you will find this log home. There is no shortage of scenery and wildlife, with beautiful hardwood views off the back deck and a vista view down the 11 +/- acres of production fields, this is one of the most peaceful settings I've seen and one you must see in person to truly appreciate.

The log home was renovated from 2018-2019 and no shortcuts were made to update this 3,456 +/- square foot residence, while ensuring the vintage feel of this secluded home remained. With 6 bedrooms and 4 bathrooms, there is space to comfortably sleep up to 18 people. Upon entering the home, you will be captivated by the attention to detail starting with the living room, dining room and kitchen. The main level has 2 bedrooms and one bathroom, with the laundry room and a large great room for hosting. From the main floor, you have access to the back porch that runs the length of the home and offers beautiful hardwood views in this tranquil setting. The top floor has 3 bedrooms and 2 bathrooms. The lower level has 1 bedroom, a kitchenette, and a game room, with a screened in porch access under the back porch. In addition to the house, you have a large 40x60 Morton metal barn to store all your equipment with no shortage of storage space. There is an abundance of parking space including boats and RV's, with an RV hook-up, Generac back-up generator, Star-link internet and much more to ensure you have everything needed here.

Once outside the home, you will find the ultimate

playground for children or adults of any age. With gently rolling topography and a trail system you can hike or ride the trails to navigate throughout this property. There are public ponds within walking distance of this property to add to the outdoor fun.

If hunting is your forte, this tract has it all. Food, natural browse, hard mast producing trees, water, cover and more. The natural flow of the timber and fields creates several pinch points, food plot sites and offers great stand locations. With the 11 +/- acres you have additional income and it's available for the 2024 season. This farm neighbors 720 +/- acres of the Hidden Springs State Forest. There is no shortage of wildlife that frequent this property and surrounding acreage. Whether its Spring Turkeys you're after or those Fall Whitetails you'll have no problem creating of memories for years to come.

Investors, this home is currently serving as an Airbnb and is booked every weekend through the end of October. Fetching \$425.00 per night for 12 people with an additional \$15.00 per adult guest (up to 18 people and 1 infant total). This property is booked every weekend through October, with the seller waiting to open up future bookings. If you are interested in hearing more on the Airbnb option, additional details and numbers are available by contacting the listing agent.

Don't miss your chance to tour this beautiful home and property before it's gone. Contact Michael Young to set up your private showing today at (618) 917-1665.

PROPERTY FEATURES

PRICE: **\$590,000** | COUNTY: **SHELBY** | STATE: **ILLINOIS** | ACRES: **30**

- 3,456 +/- square foot lodge home
- 6 bedroom, 4 bath
- 40'x60' metal Morton barn
- Parking (RV, boats, etc.)
- 11 +/- of pasture/tillable acres rented at \$130/per acre
- Farming rights available in 2024
- Roof, HVAC, septic, water supply system updated 2018
- RV hook-up
- Generac back-up generator
- Star-link Internet service
- Mature timber
- Trail system
- Whitetails and turkey hunting
- 720 +/- acres of neighboring public land/ponds
- Great Airbnb option for investors
- Taxes - \$4,766.31 (2022)
- 25 mins from Shelbyville Lake
- 20 minutes from Effingham, IL
- 1 hour 30 minutes from Springfield, IL
- Under 2 hours from St Louis, MO



3,456 +/- SQUARE FOOT LODGE HOME



6 BEDROOM, 4 BATH



ADDITIONAL HOME PHOTOS



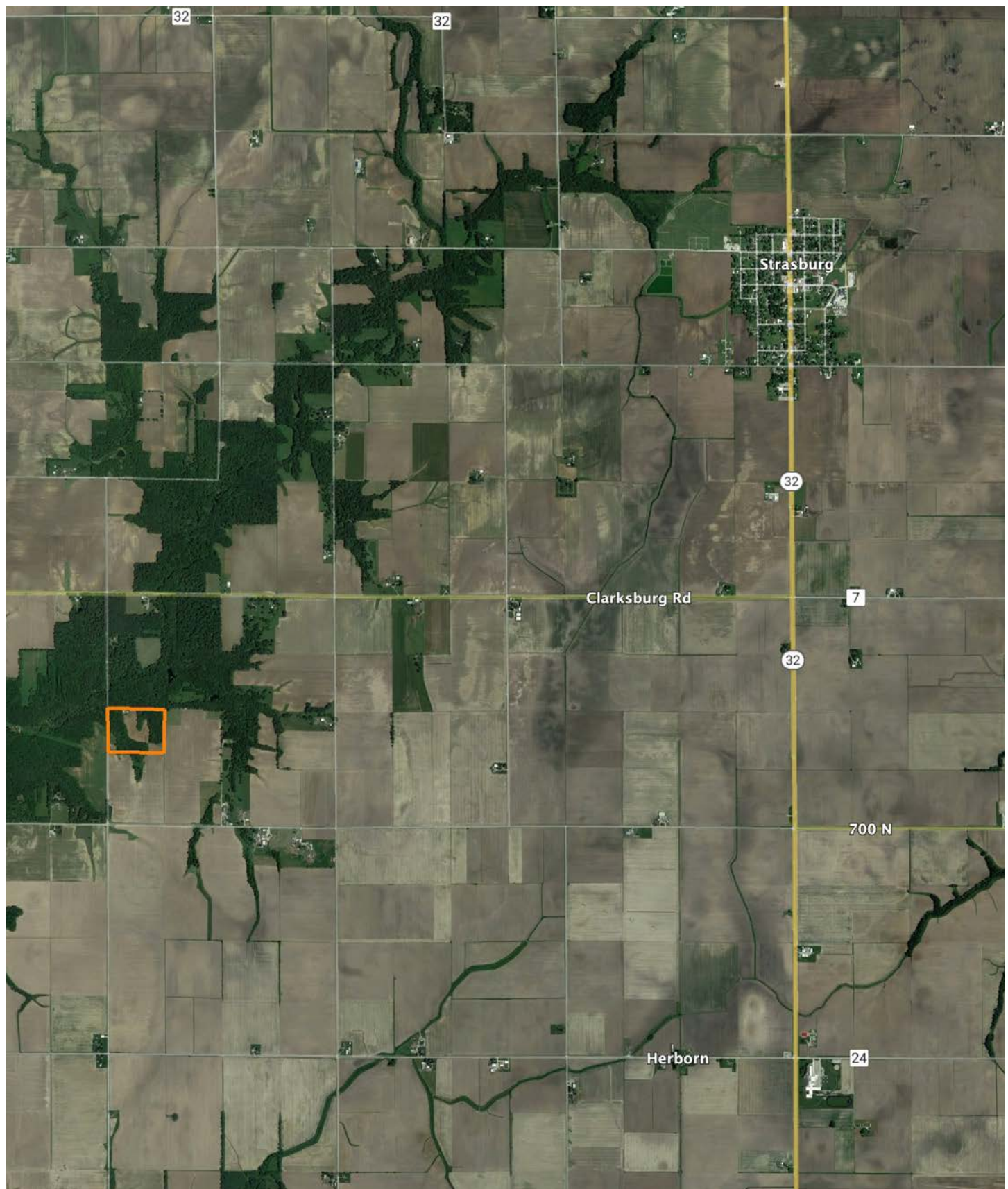
40'X60' METAL MORTON BARN



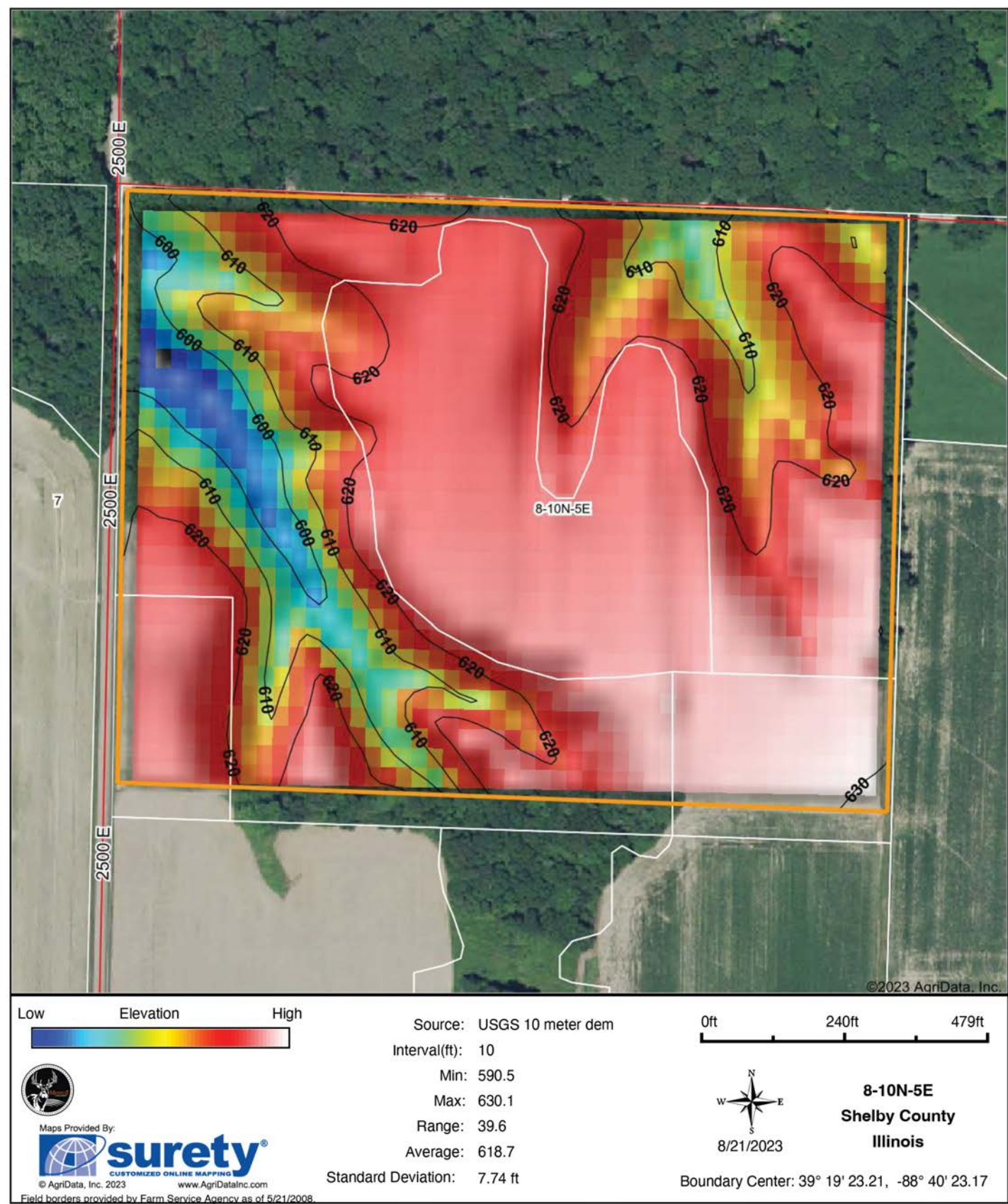
11 +/- PASTURE/TILLABLE ACRES



AERIAL MAP



HILLSHADE MAP



SOIL MAP



Low RELATIVE BIOMASS High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

State: **Illinois**
 County: **Shelby**
 Location: **8-10N-5E**
 Township: **Prairie**
 Acres: **9.81**
 Date: **8/21/2023**

Crop:

Soybeans - 96%
 Corn - 4%

*USDA CropScape



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL173, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	NDVI 2022
**14B	Ava silt loam, 2 to 5 percent slopes	7.10	72.4%	Moderately well drained	**134	**44	**99	85.8
13A	Bluford silt loam, 0 to 2 percent slopes	1.38	14.1%	Somewhat poorly drained	136	44	101	87.4
**8F	Hickory silt loam, 18 to 35 percent slopes	1.33	13.6%	Well drained	**86	**29	**65	83
Weighted Average					127.8	42	94.7	

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

AGENT CONTACT

Michael Young is such an outdoors enthusiast, he has a personal motto: "I leave the land better than when I arrived." With many years of experience hunting, developing and managing properties, Michael's passion runs deep - improving habitat, food sources, timber stand and overall appearances. His knowledge of TSI and CRP programs, planting fruit trees, prescribed burns, food plots, row crops, watering holes, and establishing trails for access make him truly one of a kind. He's handled and implemented management goals for farms of hundreds of acres for year-round growth for wildlife and habitat, and brings that experience to every transaction he handles.

Born in Alton, Illinois, Michael graduated from East Alton – Wood River Community High School and attended Lewis and Clark Community College. He was in law enforcement for several years, serving as cadet, dispatch, canine handler and patrolman. Throughout his tenure, Michael developed a keen ability to problem solve and, thus, received life-saving and acts-of-service awards for his service to the community. Each of these skills he maintains to this day at Midwest Land Group, all while maintaining professionalism and effective communication, and continues to earn the trust of his clients.

Michael knows there's something special about owning land, no matter the size. Clients come to him to buy or sell recreational, hunting, investment, and livelihood properties because they know he's devoted to achieving their goals. Outside of work, if Michael's not hunting, fishing, hiking, kayaking, traveling, or managing land, he's spending time with his fiancé, Donia, helping coach his son Hunter's baseball team and following his daughter Haylee's competitive dance adventures.



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