

MIDWEST LAND GROUP PRESENTS

110 ACRES

# ALEXANDER COUNTY, IL

25065 ROCK SPRINGS HOLLOW RD, THEBES, ILLINOIS, 62990



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# AMAZING BARNDOMINIUM ON 110 +/- ACRES OF OUTDOOR PARADISE

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This amazing barndominium along with 110 +/- acres is located in Alexander County, Illinois. This property has everything you could ask for and more! Set back in the woods you will find a beautiful barndominium that is one of the most gorgeous and peaceful settings I have ever come across. This is one you truly have to see to appreciate!

The home is a Morton Premium Building. It has 2,717 square feet of living space and 831 square feet of attached garage. After the main structure was erected, the exterior walls were framed between the posts with 2'x6' stick-built construction for extra strength and insulation value. Everything in this home is well above standard. Even the trim package is Victorian-style high baseboard, fluted casing with rosettes throughout the house. The kitchen has stainless steel appliances that include a double oven, smooth top range, range hood, dishwasher, and french door refrigerator. Maple front Schrock cabinets with granite countertops, farmhouse sink. The 10' ceiling is a stunning Silver Pressed Tin Fleur de Lis pattern pressed from the original 1800's mold in New York. The dining room has pine tongue & groove ceilings with matching wainscoting on the walls. The living room has hard maple tongue & groove vaulted ceilings with crown molding. The oversized master bedroom/bathroom features a walk-in closet as well as Schrock cabinets in the bathroom. There's a large multi-purpose laundry room and a guest bathroom.

The 2nd floor is used for a second bedroom ( it could be made into two bedrooms upstairs). There is a walk-in closet, a sitting area, and a full bathroom. The attached garage has plenty of storage as well as room for a vehicle.

Once outside you can enjoy and relax on either the front porch or around the back at the grilling area. Both are very spacious! Off the grilling area sits the 30'x40'10' insulated Morton Building shop. Complete with water, electricity, and air lines. The shop has one walk-in door and two large garage doors. The back of the shop also has a 16'x38' lean too for under-roof storage.

This all sits on 110 +/- beautiful acres. Jump on the ATV or UTV and enjoy the extensive trail network. With one of the highest ridges in the area on a clear day, you can see for miles. Drive by the 1 acre stocked pond and do a little fishing or head over to the 6 acres of open field and climb in the elevated Morton-type deer blind. With the ridge tops, bottoms, and great cover, big mature whitetail bucks and turkeys call this place home. There is also a small primitive cabin from the 1920's that with a little attention could be used for guests or camping! Maintaining the trails and food plots will be a breeze with the 2008 Kioti tractor. It comes with a bucket and many attachments. Also included are two 4x4 ATVs. Don't miss out on this one-of-a-kind property.



# PROPERTY FEATURES

PRICE: **\$840,000** | COUNTY: **ALEXANDER** | STATE: **ILLINOIS** | ACRES: **110**

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- 2,717 sq. ft. of living space
- 831 sq. ft. attached garage
- 30'x40'x10' insulated shop with 18'x38' lean-to
- Private locked gate with keypad
- Paved driveway
- Very secluded
- 110 +/- acres
- 1 acre stocked pond
- 6 +/- acres of open field
- Mature timber
- Multiple access points
- Extensive trail system throughout the property
- Elevated deer blind
- One of the highest ridges in the area
- Ridges, bottoms, and great cover
- Full of deer and turkey
- Currently in a Timber Stand Improvement program
- 20 minutes to Cape Girardeau, Missouri & Interstate 55
- 60 minutes to Carbondale, Illinois
- 25 minutes to Interstate 57
- 2008 Kioti tractor with bucket and attachments
- Two 4x4 ATV's
- Private well
- Taxes \$2,572 per year





# 2,717 SQ. FT. OF LIVING SPACE

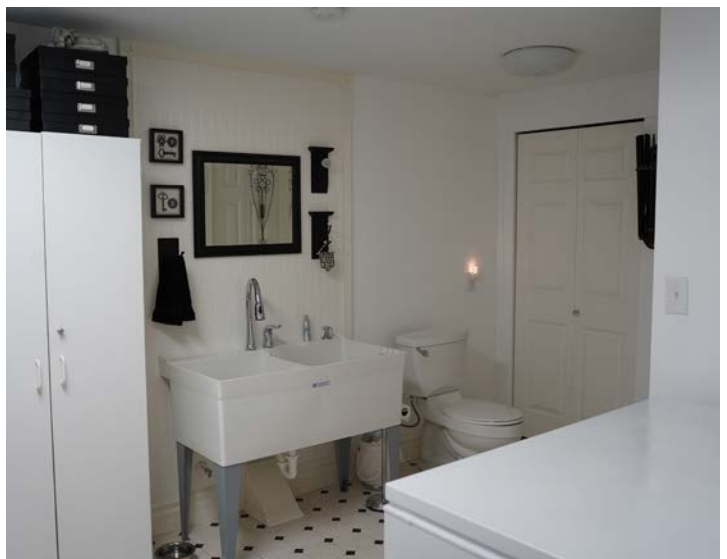
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The home is a Morton Premium Building. Everything in this home is well above standard. Even the trim package is Victorian-style high baseboard, fluted casing with rosettes throughout the house.





## 2 BED, 2 & 1/2 BATH





# SPACIOUS PORCHES

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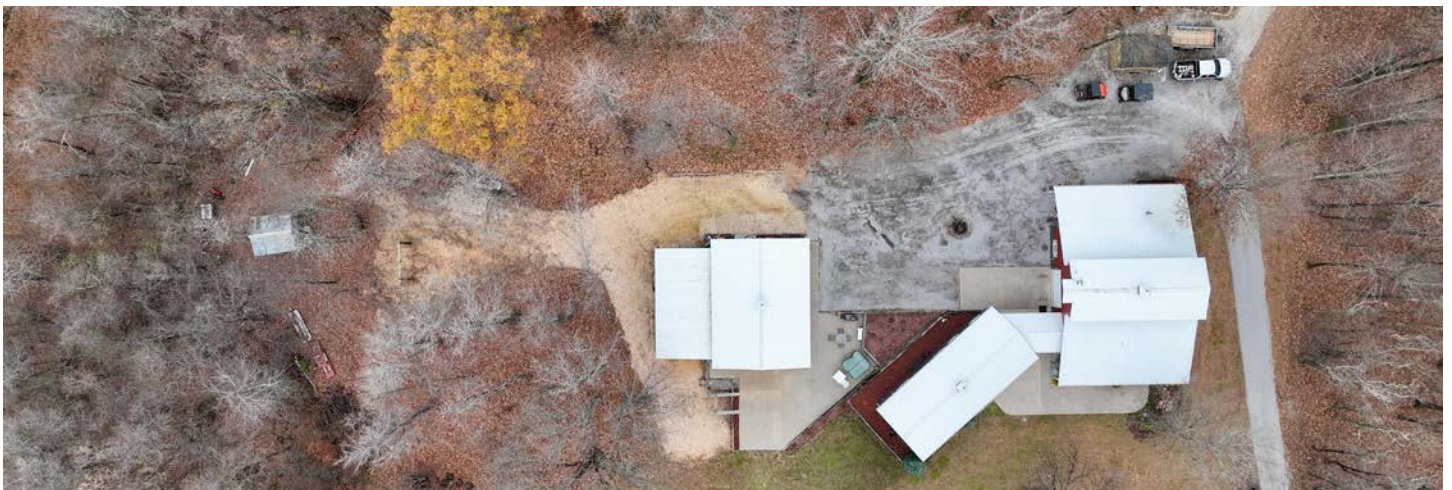
## PRIVATE LOCKED GATE WITH KEYPAD

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## 30'X40'X10' INSULATED SHOP

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110 +/- ACRES

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## 6 +/- ACRES OF OPEN FIELD

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## EXTENSIVE TRAIL SYSTEM

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# ELEVATED DEER BLIND

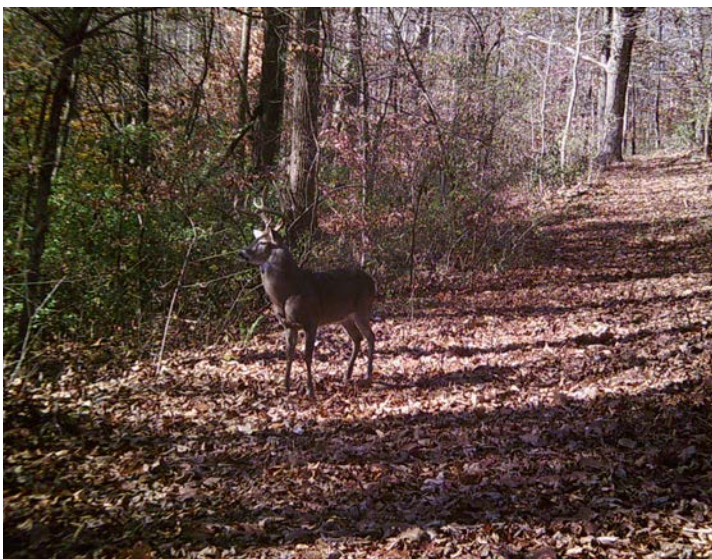
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# FULL OF DEER AND TURKEY

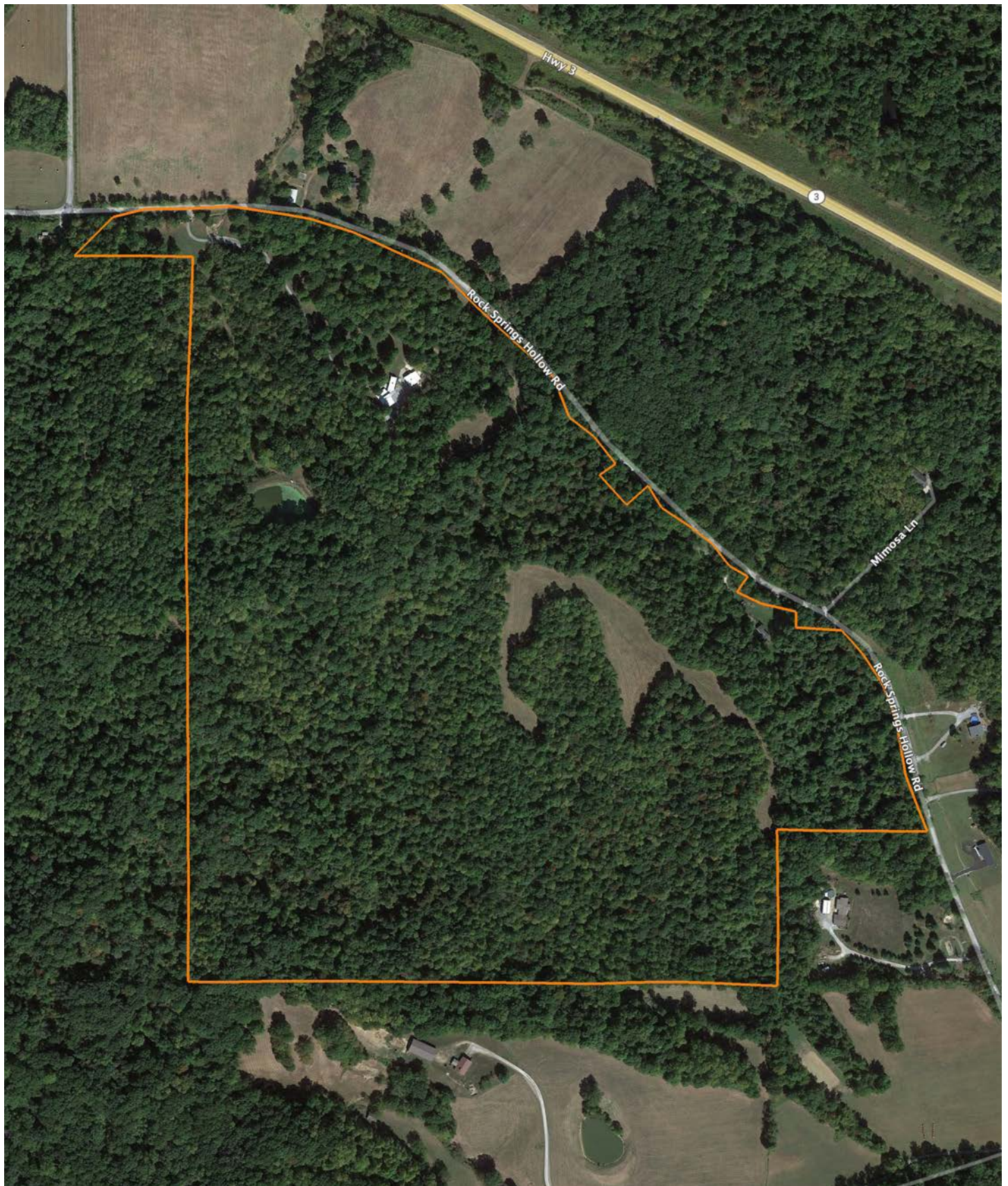
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# AERIAL MAP

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# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

**Source:** USGS 10 meter dem  
**Interval(ft):** 10.0  
**Min:** 394.6  
**Max:** 561.7  
**Range:** 167.1  
**Average:** 469.9  
**Standard Deviation:** 34.68 ft

0ft      549ft      1097ft



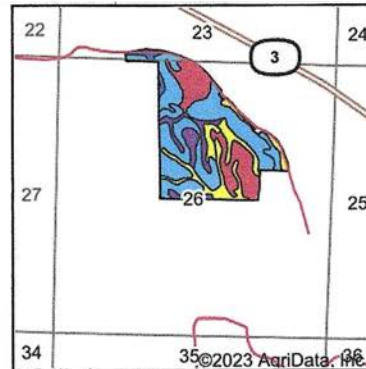
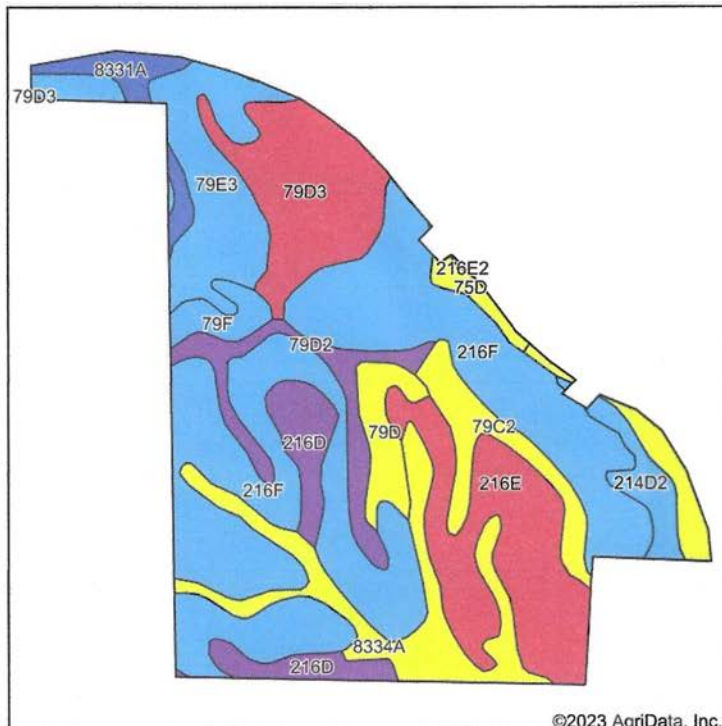
11/30/2023

**26-15S-3W**  
**Alexander County**  
**Illinois**

Boundary Center: 37° 11' 10.54, -89° 24' 32.34



# SOIL MAP



State: **Illinois**  
 County: **Alexander**  
 Location: **26-15S-3W**  
 Township: **Thebes**  
 Acres: **110**  
 Date: **11/30/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL003, Soil Area Version: 20													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum Bu/A <sup>c</sup>	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
**216F	Stookey silt loam, 25 to 35 percent slopes	39.57	36.0%		> 6.5ft.	**106	**32	**39	0	**78	**2.90	0.00	**76
**216E	Stookey silt loam, 18 to 25 percent slopes	13.57	12.3%		> 6.5ft.	**130	**40	**48	0	**96	**3.56	0.00	**93
8334A	Birds silt loam, 0 to 2 percent slopes, occasionally flooded	11.28	10.3%		> 6.5ft.	157	51	61	75	0	4.90	0.00	117
**79D3	Menfro silt loam, 10 to 18 percent slopes, severely eroded	10.37	9.4%		> 6.5ft.	**130	**40	**50	0	**96	**3.87	0.00	**95
**79E3	Menfro silt loam, 18 to 25 percent slopes, severely eroded	10.11	9.2%		> 6.5ft.	**114	**35	**43	0	**84	**3.38	0.00	**83

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



# OVERVIEW MAP





# AGENT CONTACT

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If you're looking to buy or sell land in Southern Illinois, look no further than agent Scott Schroeder. Known for his hard work ethic and honesty, Scott excels working with people and their various personalities. He knows what it takes to talk with and understand both buyers and sellers to get the job done.

Scott grew up in Watseka, IL, and attended Watseka Community High School before jumping into a career in construction and construction management, working in the trades for over 30 years. He served as a fireman for more than 25 years and was a Fire Chief of a volunteer fire department in central Illinois before moving to the southern part of the state.

Today, Scott and his wife, Jenny, live in Alto Pass, IL, where they own a winery that hosts a vineyard and small orchard. He's become an award-winning winemaker, and the restaurant boasts an array of fresh and locally sourced dishes. In 2021, he won the Governor's Cup for a peach wine in Illinois, having used estate-grown peaches. Understanding the importance of land for farming has become essential even for this smaller operation, something Scott's able to translate over to help his Midwest Land Group clients. He's been buying and selling land for himself for years and loves sharing that joy with others. When he's not working, you can usually find him doing something outdoors, most likely, deer or turkey hunting.



**SCOTT SCHROEDER,**  
LAND AGENT

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## MidwestLandGroup.com

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