

MIDWEST LAND GROUP PRESENTS

64 ACRES IN

JOHNSON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT COMBINATION OF TILLABLE, TIMBER, AND BUILDABLE

This southern Illinois farm truly has it all! With almost 40 acres of income-producing farm ground and over 20 acres of timber, you will have everything needed to maintain a great whitetail deer and turkey hunting farm. As you pull in the drive, you will notice it was a previous building site. With access to electricity and public water, build your dream home or cabin. From there, take a short UTV ride back to a 40'x60' pole barn that will easily hold all your equipment and toys! Or turn it into a barndominium! The pole barn features include

electricity, a concrete floor, and 4 large overhead doors. The 64 +/- acres is made up of rolling hills with ravines running through wooded areas, surrounded by agricultural fields. You couldn't design a better laid-out hunting property. With multiple different stand location sites, getting that trophy whitetail in your sights should be a breeze. Use one of the small field areas to plant a late-season food plot to hold those whitetails or use them for a spring food plot for those gobblers. The options are plentiful with this great farm!



PROPERTY FEATURES

PRICE: **\$335,000** | COUNTY: **JOHNSON** | STATE: **ILLINOIS** | ACRES: **64**

- 37 +/- tillable
- 25 +/- timber
- 2 +/- building site
- Electricity
- Public water
- 40'x60' pole barn with electricity, concrete floor, 4 large garage doors
- Natural funnels
- Open areas for food plots
- Small pond

- Rolling hills
- Great whitetail deer and turkey hunting

Located between Anna, IL and Vienna, IL - just off Route 146

- 9 miles to Vienna, IL (Interstate 24)
- 12 miles to Anna, IL (Interstate 57)
- 29 miles to Carbondale, IL
- 38 miles to Cape Girardeau, MO (Interstate 55)
- 38 miles to Paducah, KY



64 +/- TOTAL ACRES

The 64 +/- acres is made up of rolling hills with ravines running through wooded areas, surrounded by agricultural fields. You couldn't design a better laid-out hunting property.



37 +/- TILLABLE

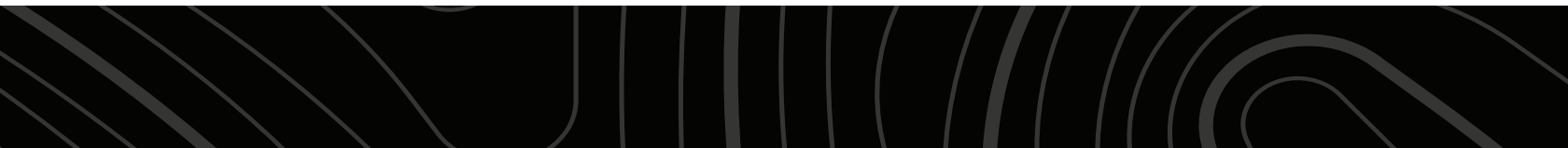


25 +/- TIMBER



40'X60' POLE BARN

Take a short UTV ride back to a 40'x60' pole barn that will easily hold all your equipment and toys! Or turn it into a barndominium! The pole barn features include electricity, a concrete floor, and 4 large overhead doors.



GREAT DEER & TURKEY HUNTING



TOPOGRAPHY MAP



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 10.0
Min: 383.1
Max: 446.3
Range: 63.2
Average: 416.5
Standard Deviation: 16.11 ft

0ft 456ft 912ft

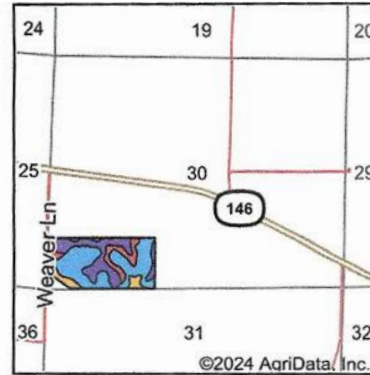
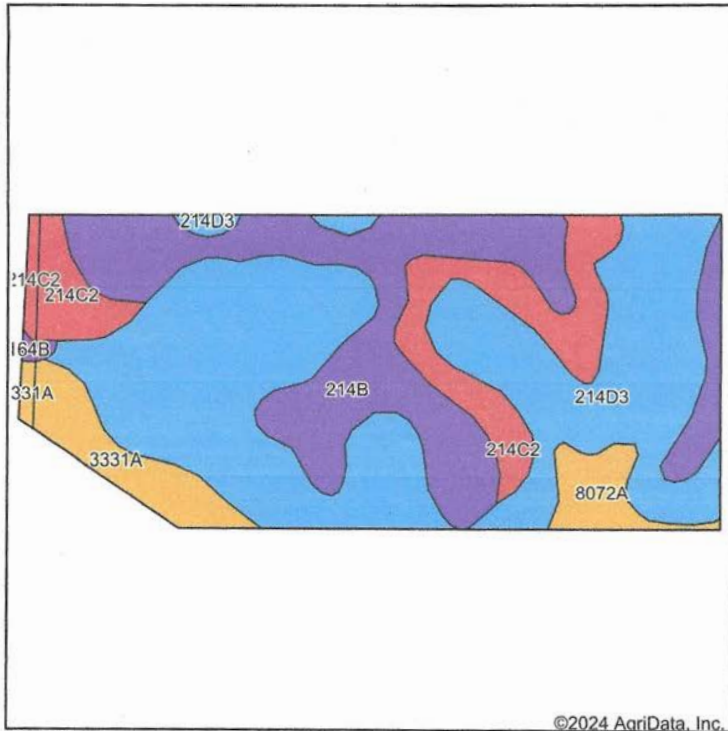


1/4/2024

30-12S-2E
Johnson County
Illinois

Boundary Center: 37° 26' 9.08, -89° 2' 24.18

SOIL MAP



State: **Illinois**
 County: **Johnson**
 Location: **30-12S-2E**
 Township: **Elvira**
 Acres: **65.46**
 Date: **1/4/2024**



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Area Symbol: IL087, Soil Area Version: 17
 Area Symbol: IL181, Soil Area Version: 17

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 ^b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**214D3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	33.20	50.7%		1.9ft. (Fragipan)	**94	**31	**39	0	**74	**2.41	0.00	**70
**214B	Hosmer silt loam, 2 to 5 percent slopes	17.00	26.0%		2.3ft. (Fragipan)	**137	**45	**57	0	**108	**3.53	0.00	**103
**214C2	Hosmer silt loam, 5 to 10 percent slopes, eroded	8.51	13.0%		2ft. (Fragipan)	**125	**41	**52	0	**98	**3.20	0.00	**93
**3331A	Haymond silt loam, 0 to 3 percent slopes, frequently flooded	3.63	5.5%		> 6.5ft.	**161	**50	**62	**82	0	**5.17	0.00	**118
**8072A	Sharon silt loam, 0 to 3 percent slopes, occasionally flooded	2.20	3.4%		> 6.5ft.	**162	**52	**62	**82	0	**4.75	0.00	**121

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

OVERVIEW MAP



AGENT CONTACT

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.



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