

MIDWEST LAND GROUP PRESENTS

5.6 ACRES IN

MADISON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IDEAL 5.6 +/- ACRE FUTURE BUILD SITE WITH NEARBY UTILITIES

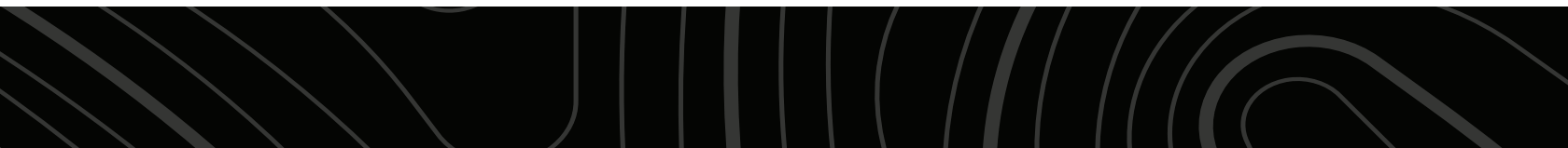
Located in the outskirts of Godfrey, Illinois sits this beautiful 5.6 +/- acre parcel with gently rolling topography that allows several different possible locations to build the home of your dreams. This is an ideal location to be out in the country but within a 5-10 minute drive of all necessary amenities such as grocery stores, gas stations, and restaurants.

This tranquil setting is sure to impress with views directly to the west. A future home will undoubtedly be positioned to capture endless sunsets from your back

porch while having privacy and the luxury of viewing various forms of wildlife including but not limited to an abundant population of whitetail deer and turkey.

This tract consisting of 5.6 +/- acres is currently enrolled in CRP bringing additional income, with the current CRP contract set to expire in October of 2026.

Don't miss your chance to own this beautiful piece of property before it's gone. Contact John Hoefert to set up your private showing today (618) 474-9443.



PROPERTY FEATURES

PRICE: **\$74,000** | COUNTY: **MADISON** | STATE: **ILLINOIS** | ACRES: **5.6**

- 5.6 +/- acres total
- Electric at the road
- Public water at the road
- Several possible build sites
- 5.6 acres enrolled in CRP
- Income: \$191.22/acre
- Amenities nearby
- 2022 taxes: \$110.22
- 20 minutes to Jerseyville, Illinois
- 30 minutes to Edwardsville, Illinois
- 50 minutes to St. Louis, Missouri



5.6 ACRES ENROLLED IN CRP

This tranquil setting is sure to impress with views directly to the west. A future home will undoubtedly be positioned to capture endless sunsets from your back porch while having privacy and the luxury of viewing various forms of wildlife including but not limited to an abundant population of whitetail deer and turkey.



AERIAL MAP



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Boundary Center: 38° 58' 15.77, -90° 15' 22.52

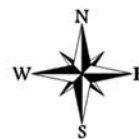


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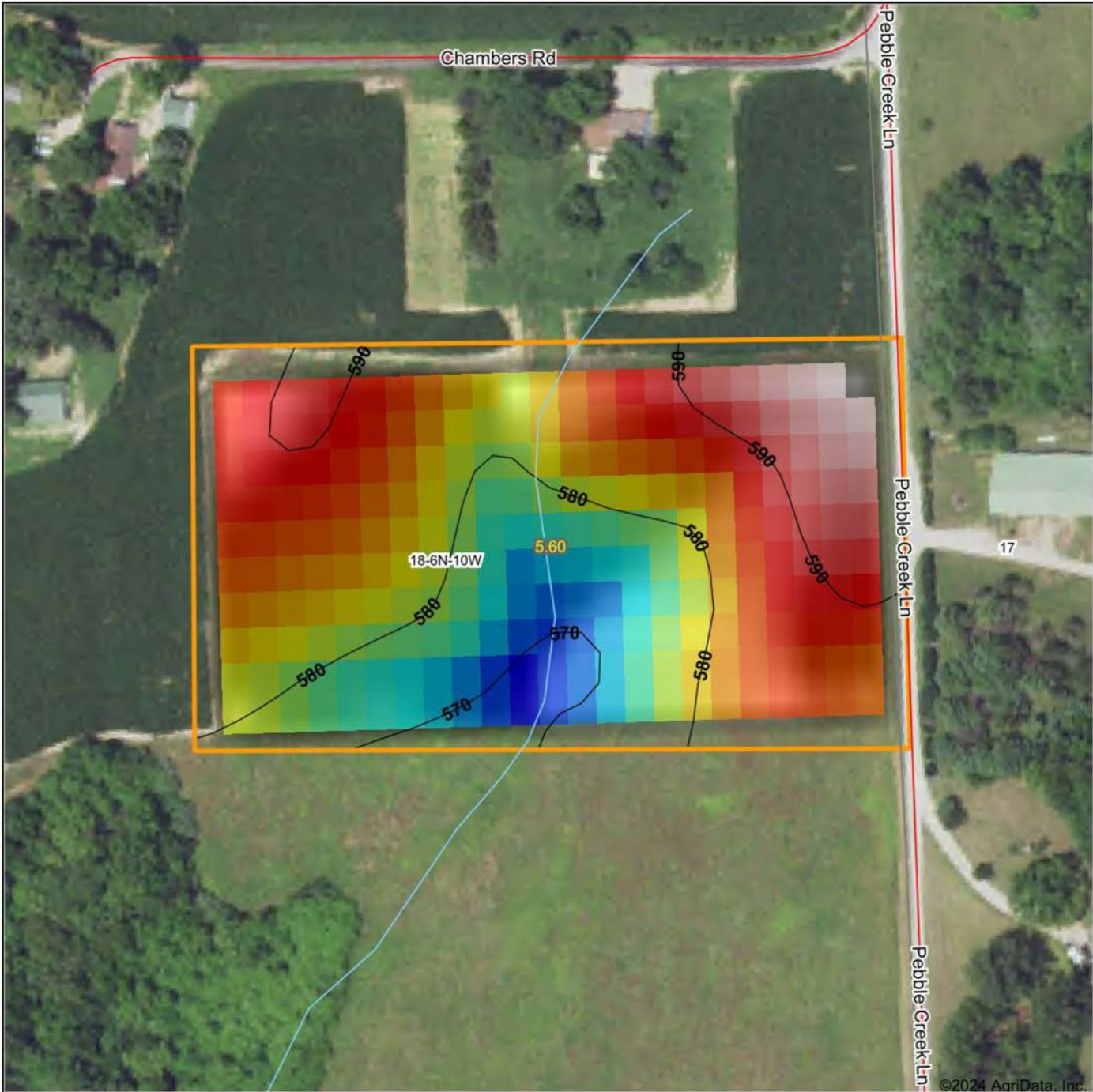
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18-6N-10W
Madison County
Illinois

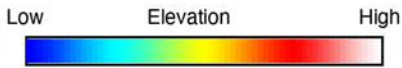


2/8/2024

HILLSHADE MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 567.2
 Max: 596.9
 Range: 29.7
 Average: 583.4
 Standard Deviation: 6.79 ft

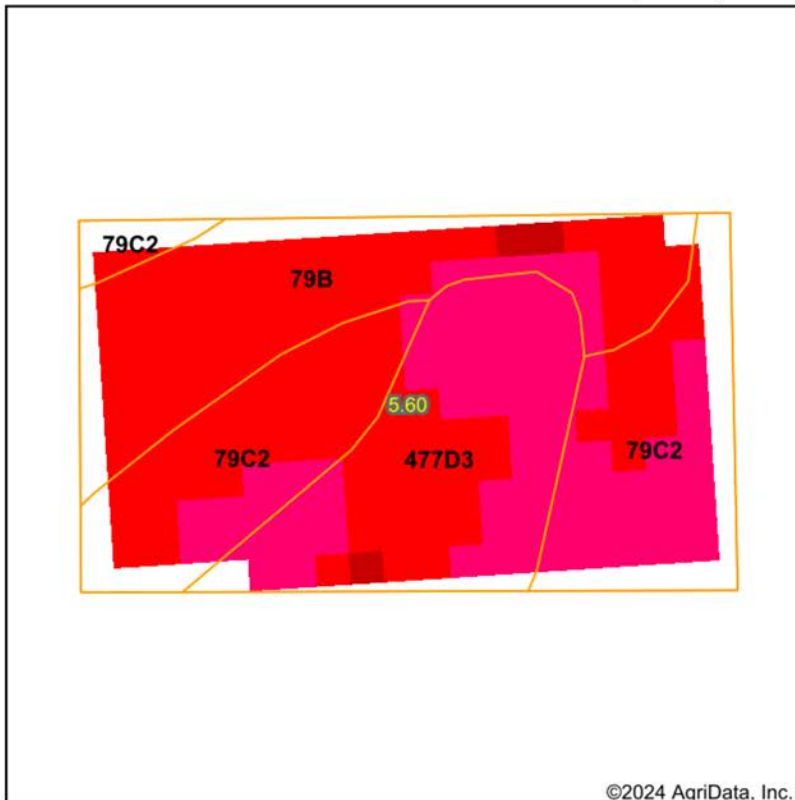


2/8/2024

18-6N-10W
Madison County
Illinois

Boundary Center: 38° 58' 15.77, -90° 15' 22.52

SOIL MAP



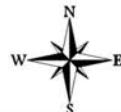
Low RELATIVE BIOMASS High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow-Green	71 - 75
Yellow	66 - 70
Orange	61 - 65
Red-Orange	51 - 60
Red	41 - 50
Pink	21 - 40
Purple	1 - 20
Blue	0 - 0

State: **Illinois**
 County: **Madison**
 Location: **18-6N-10W**
 Township: **Godfrey**
 Acres: **5.6**
 Date: **2/8/2024**

Crop:



Maps Provided By:



Area Symbol: IL119, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	NDVI 2023	*n NCCPI Overall
**79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	2.30	41.1%	Well drained	**153	**47	**112	51	69
**79B	Menfro silt loam, 2 to 5 percent slopes	1.71	30.5%	Well drained	**162	**50	**118	54.7	84
**477D3	Winfield silty clay loam, 10 to 18 percent slopes, severely eroded	1.59	28.4%	Moderately well drained	**126	**40	**93	50.7	70
Weighted Average					148.1	45.9	108.4		*n 73.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

AGENT CONTACT

John Hoefert is passionate about the outdoors, delighting in hosting guests at his family farms, sharing experiences of hunting, trail riding, and simply basking in the beauty of nature. This same passion infuses his work at Midwest Land Group, where his extensive farming and hunting skills enable him to offer insights on food plots for deer and turkey, trail camera usage, property maintenance, controlled burns, and more.

Hailing from Alton, Illinois, John is a graduate of Marquette Catholic High School and later pursued a Bachelor's of Science degree in Fitness and Sport from Millikin University. For nearly nine years, he served with distinction as a police officer and K9 handler, earning life-saving awards and commendations for successful criminal investigations. He also contributed on the Union Board. These experiences fostered in him patience, responsibility, professionalism, and strong communication skills—attributes that are invaluable in his real estate work.

John cherishes family time, outdoor work, and managing his family farm. A seasoned outdoorsman, he revels in crappie fishing, hunting turkey, and foraging for morel mushrooms in spring, and waterfowl and deer hunting come fall. Residing in Wood River, IL, with his wife Kate and their two daughters, Sophie and Marlie, John is the go-to real estate agent for those looking to buy or sell land in southern central Illinois. With his dedication, he'll strive to earn your trust and go the extra mile to provide a service that aligns with your needs and exceeds your expectations.



JOHN HOFERT,
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