

MIDWEST LAND GROUP PRESENTS

387 ACRES IN

FRANKLIN COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER WHITETAIL DEER AND TURKEY HUNTING ALONG THE BIG MUDDY RIVER

This Franklin County, Illinois property is a true hunter's paradise. With 387 +/- acres, you will have more than enough room to hunt, fish, ATV, or just hike along the many trails throughout this property. The property is split between a county road so you could hunt ducks over one of the many small sloughs on either side of the road, and still have a hunting buddy hunt that rutting buck on the other half. With a railroad track bordering the east side and the Big Muddy River bordering much of the west and south side, access to different stand locations shouldn't be a problem. The property is made

up of mostly timber. Timber has been select cut through the years and the previous owner did a great job keeping the property looking nice. There are some mature trees with the potential to have a nice tree harvest in the future. If you are looking for that larger hunting tract, you will want to check this one out! It is loaded with deer and turkey. With agriculture fields on the neighboring property and maybe an added food plot here or there, holding that monster whitetail shouldn't be a problem. Whether it's whitetails, turkeys, ducks, or even a little river fishing this property will cover it all.



PROPERTY FEATURES

PRICE: **\$1,510,977** | COUNTY: **FRANKLIN** | STATE: **ILLINOIS** | ACRES: **387**

- Deer hunting
- Turkey hunting
- Duck hunting (many natural sloughs in timber)
- Big Muddy River
- Road frontage
- Trail system
- Seclusion
- Timber stand program
- Future timber value
- 5 miles to Benton, IL
- 12 miles to Rend Lake, IL
- 80 miles to St.Louis
- 64 miles to Paducah, KY



387 +/- ACRES



TRAIL SYSTEM



DEER HUNTING



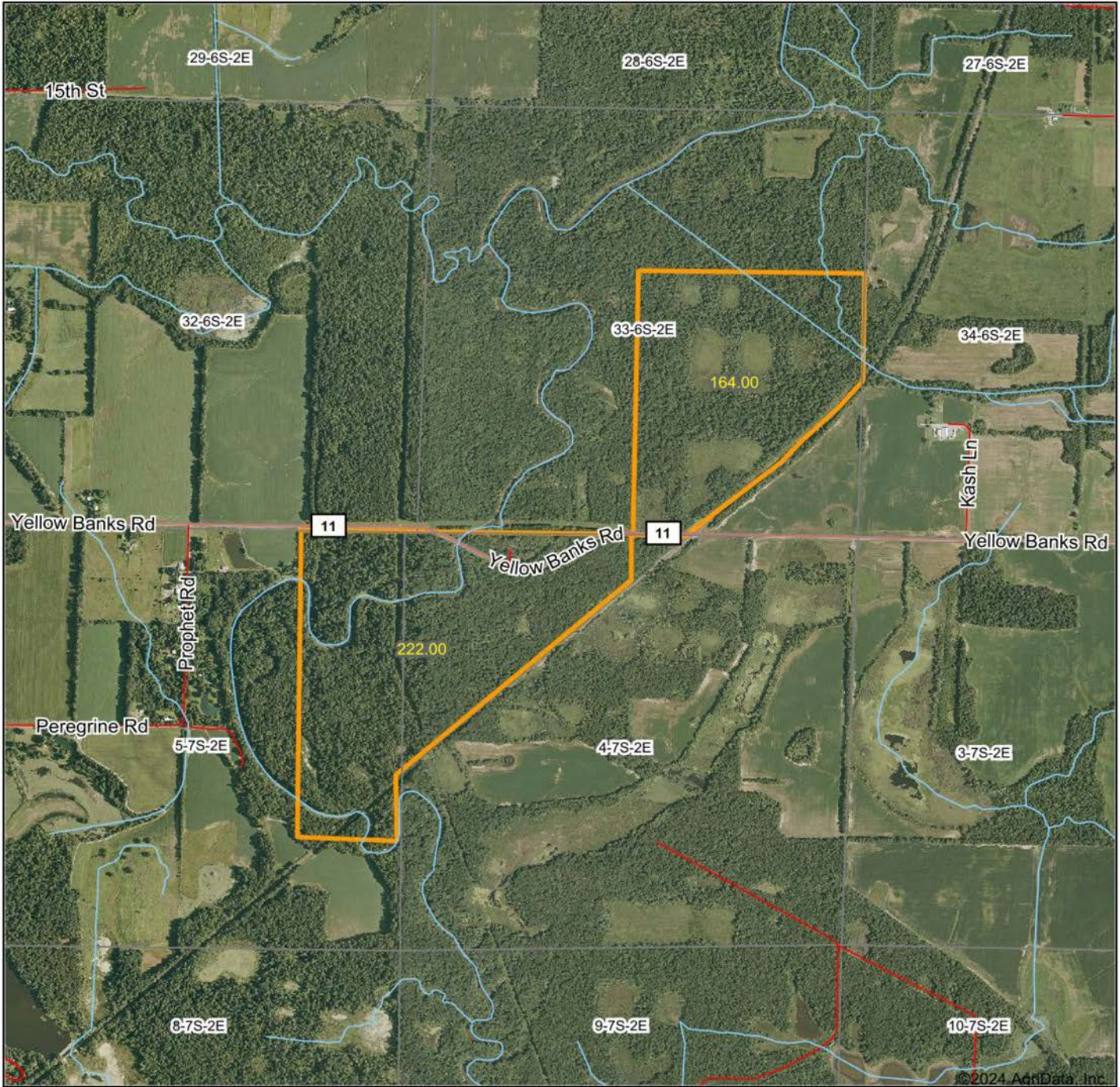
BIG MUDDY RIVER



TIMBER STAND PROGRAM



AERIAL MAP



Boundary Center: 37° 56' 57.46, -88° 59' 44.86

0ft 1928ft 3857ft



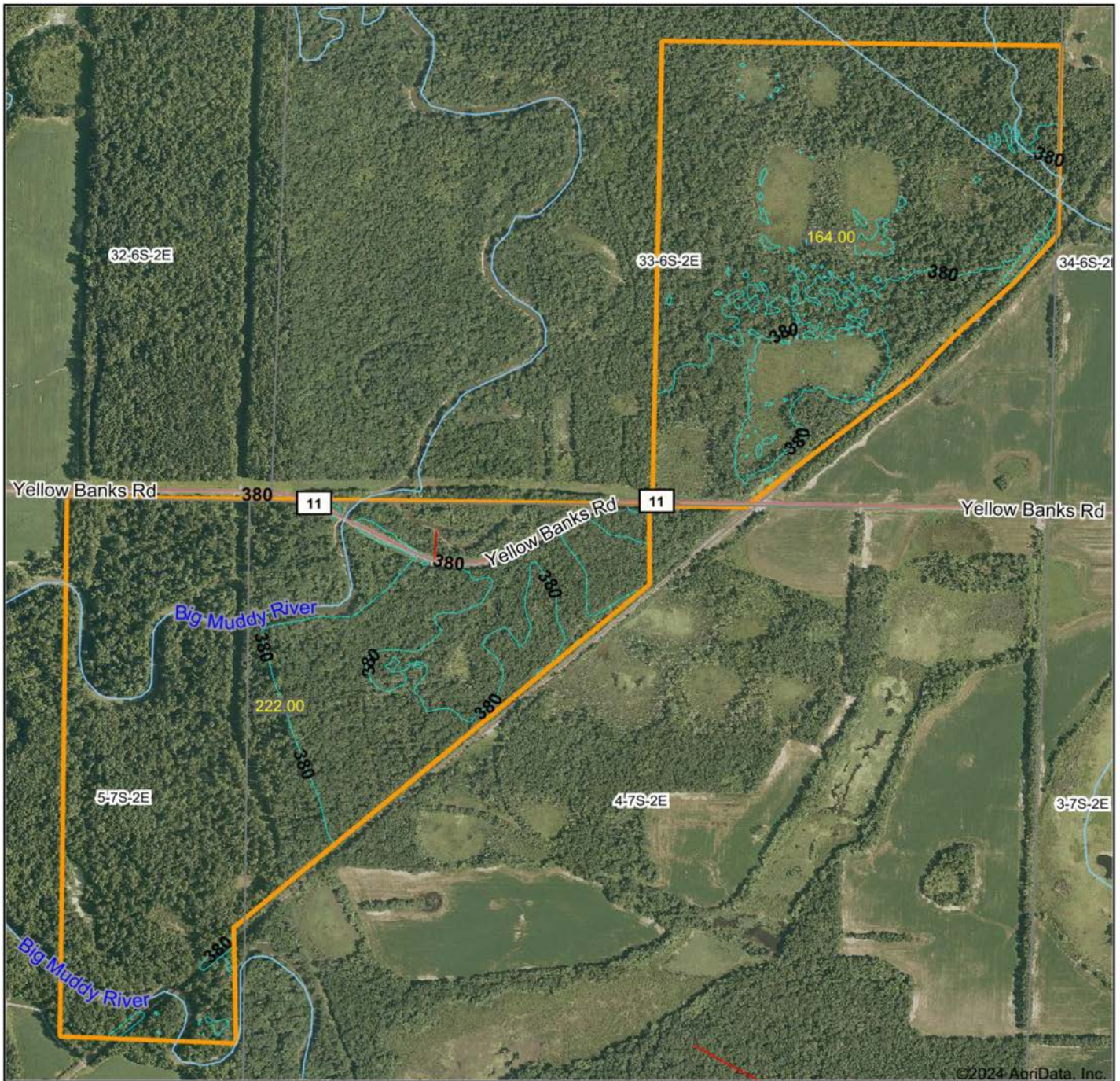
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4-7S-2E
Franklin County
Illinois



3/11/2024

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 369.4

Max: 390.8

Range: 21.4

Average: 377.3

Standard Deviation: 3.77 ft

0ft 1090ft 2179ft

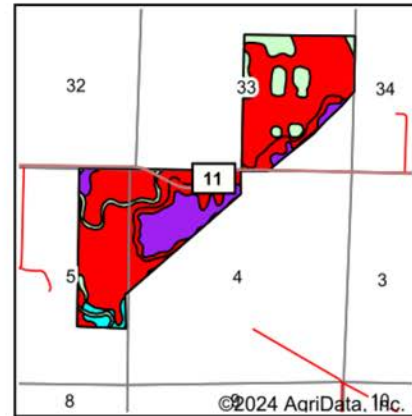
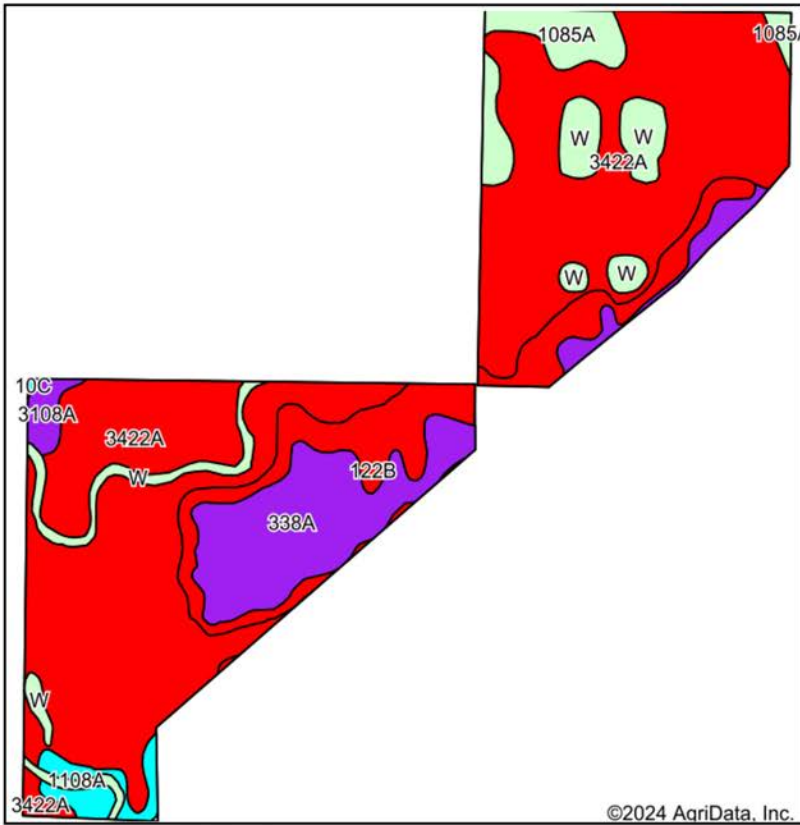


3/11/2024

4-7S-2E
Franklin County
Illinois

Boundary Center: 37° 56' 57.46, -88° 59' 44.86

SOIL MAP



State: **Illinois**
 County: **Franklin**
 Location: **4-7S-2E**
 Township: **Denning**
 Acres: **386**
 Date: **3/11/2024**



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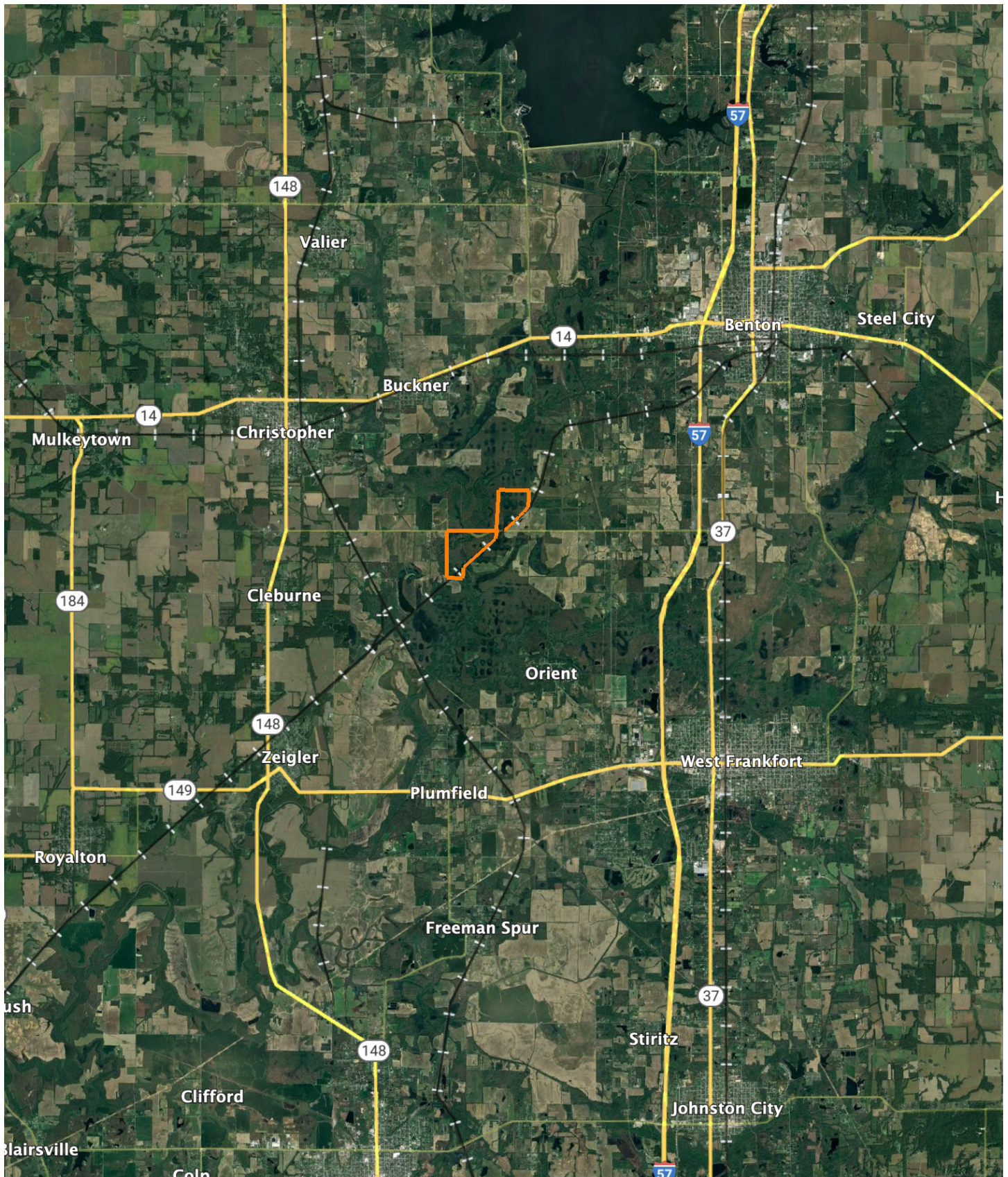


Soils data provided by USDA and NRCS.

Area Symbol: IL055, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCI Cor
**3422A	Cape silty clay loam, 0 to 2 percent slopes, frequently flooded	238.49	61.8%		> 6.5ft.	FAV	**122	**41	**52	**58	0	**3.90	**93	38	
338A	Hurst silt loam, 0 to 2 percent slopes	51.69	13.4%		> 6.5ft.	UNF	134	44	55	68	0	4.10	100	64	
**122B	Colp silt loam, 2 to 5 percent slopes	41.54	10.8%		> 6.5ft.	UNF	**131	**41	**55	**70	0	**4.20	**96	66	
W	Water	25.32	6.6%		> 6.5ft.										
**1085A	Jacob silty clay, undrained, 0 to 2 percent slopes, frequently flooded	16.61	4.3%		> 6.5ft.	FAV	**52	**20	**22	**23	0	**1.70	**41	14	

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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