

MIDWEST LAND GROUP PRESENTS

144.7 ACRES IN

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# MADISON COUNTY ILLINOIS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCEPTIONAL 144.7 +/- ACRE COMBINATION FARM WITH ENDLESS OPPORTUNITIES

Located just east of Holiday Shores in Worden, Illinois sits this beautiful brick 1,664 +/- square foot ranch residence situated on 144.7 +/- acres. As you enter the residence, you walk into an open foyer with an extra rec room that is currently being used as a guest bedroom. Just off of the foyer sits a beautiful kitchen containing tile flooring, a pantry, stainless appliances, and cherry cabinetry. Unwind from your day in the large open living room with a cozy fire next to a wood-burning fireplace for ultimate relaxation and enjoyment.

Down the hall from the living room, you will find 3 bedrooms and a full bath with a large soaking tub and an enclosed walk-in shower. A 660 +/- square foot unfinished basement containing a 3/4 bath provides additional space for storage or could potentially be finished for additional living space. Also affixed to the residence, just off of the kitchen, is an approximate 25.5'x16' treated deck with black aluminum balusters that was constructed in 2023. The outdoor shower on the south side of the residence is a great way to clean up after a long day's work in this peaceful and tranquil setting. A detached garage and two outbuildings are present, giving the future owners an immense amount of space for storing equipment, vehicles, tools, and whatever else one may desire. Directly behind the residence sit 2 wetland ponds that attract various species of birds and wildlife for your viewing pleasure.

Choose one of the many access points to access the farm where you will find an established trail system for a comfortable and memorable tour. Approximately 75 +/- acres of tillable ground consisting of Class C soils are

present on the east and south sides of the farm, which is currently being cash-rented bringing a great annual income. Sherry Creek gently winds through the property from north to south where it adjoins Cahokia Creek on the south side of the property.

Several mature timber pockets are present which provide excellent cover and a high volume of whitetail deer trails. The current owner has taken advantage of tapping into numerous healthy silver maple trees which provide the opportunity to harvest your very own maple syrup. The equipment needed to continue the syrup harvest is available and negotiable with the sale of the property. Numerous elms and sycamore trees offer an abundance of spring-time morel mushrooms.

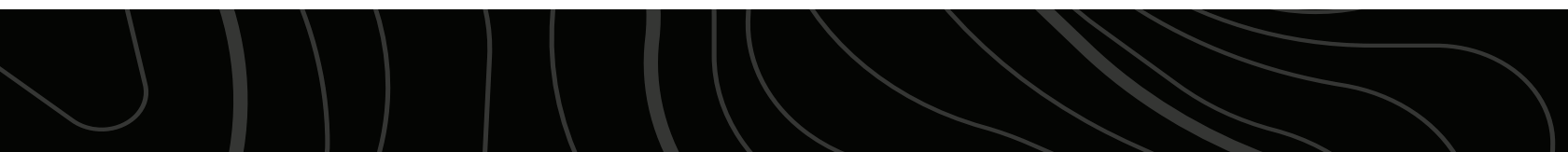
The central west portion of the property is home to a meticulously maintained prairie currently enrolled in CRP bringing additional income. Several different high-elevation points in this CRP plot would offer ideal future build sites with exceptional views. An additional wetland pond is also present in this portion of the property. The CRP ground offers exceptional bedding for a large whitetail deer population and feeds and attracts various species of birds including quail and turkey which were repeatedly observed on tours of the property. No sweat was spared in the planting and maintaining of dozens of forbs, legumes, grasses, and various trees including but not limited to persimmons, chestnuts, plums, and bur oaks. A complete list of seeds used to establish the CRP ground along with trees that were planted are available upon request. Owner will divide.

# PROPERTY FEATURES

PRICE: **\$1,540,700** | COUNTY: **MADISON** | STATE: **ILLINOIS** | ACRES: **144.7**

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- 144.7 +/- acres total
- Electricity on site
- Public water on site
- Several possible build sites
- 75 +/- acres of Class C tillable soil
- 28.8 acres enrolled in CRP
- Strong annual income
- 3 wetland ponds
- Trophy whitetail and turkey hunting
- Duck, geese, and quail hunting
- 2022 Taxes: \$6,928.64
- 9 minutes to Interstate 55
- 15 minutes to Edwardsville, Illinois
- 30 minutes to Alton, Illinois
- 40 minutes to St. Louis, Missouri
- Owner will divide



# 1,664 +/- SQUARE FOOT RANCH

Unwind from your day in the large open living room with a cozy fire next to a wood-burning fireplace for ultimate relaxation and enjoyment.



# 75 +/- ACRES OF CLASS C TILLABLE SOIL

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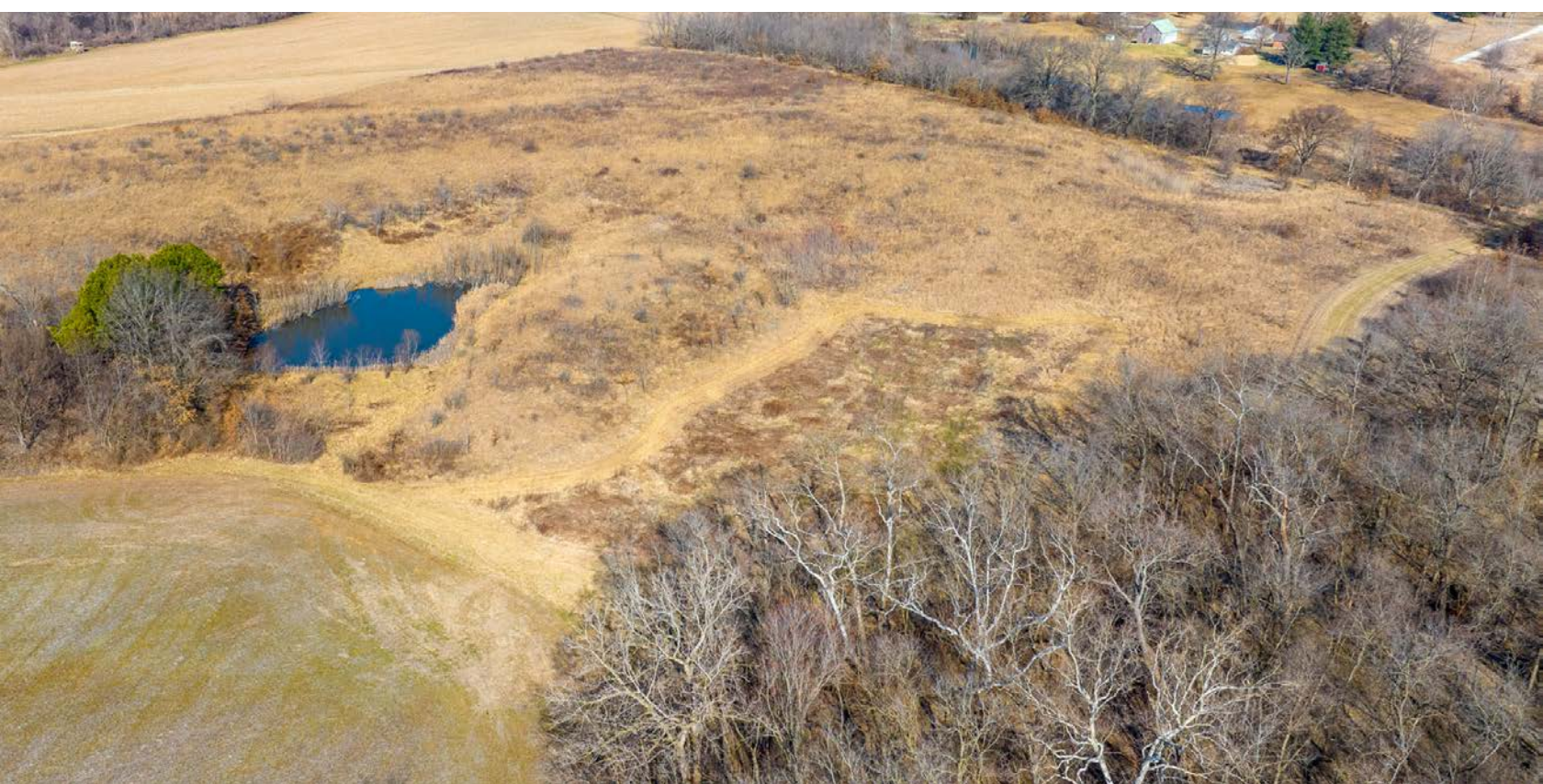
## 3 WETLAND PONDS

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# 28.8 ACRES ENROLLED IN CRP

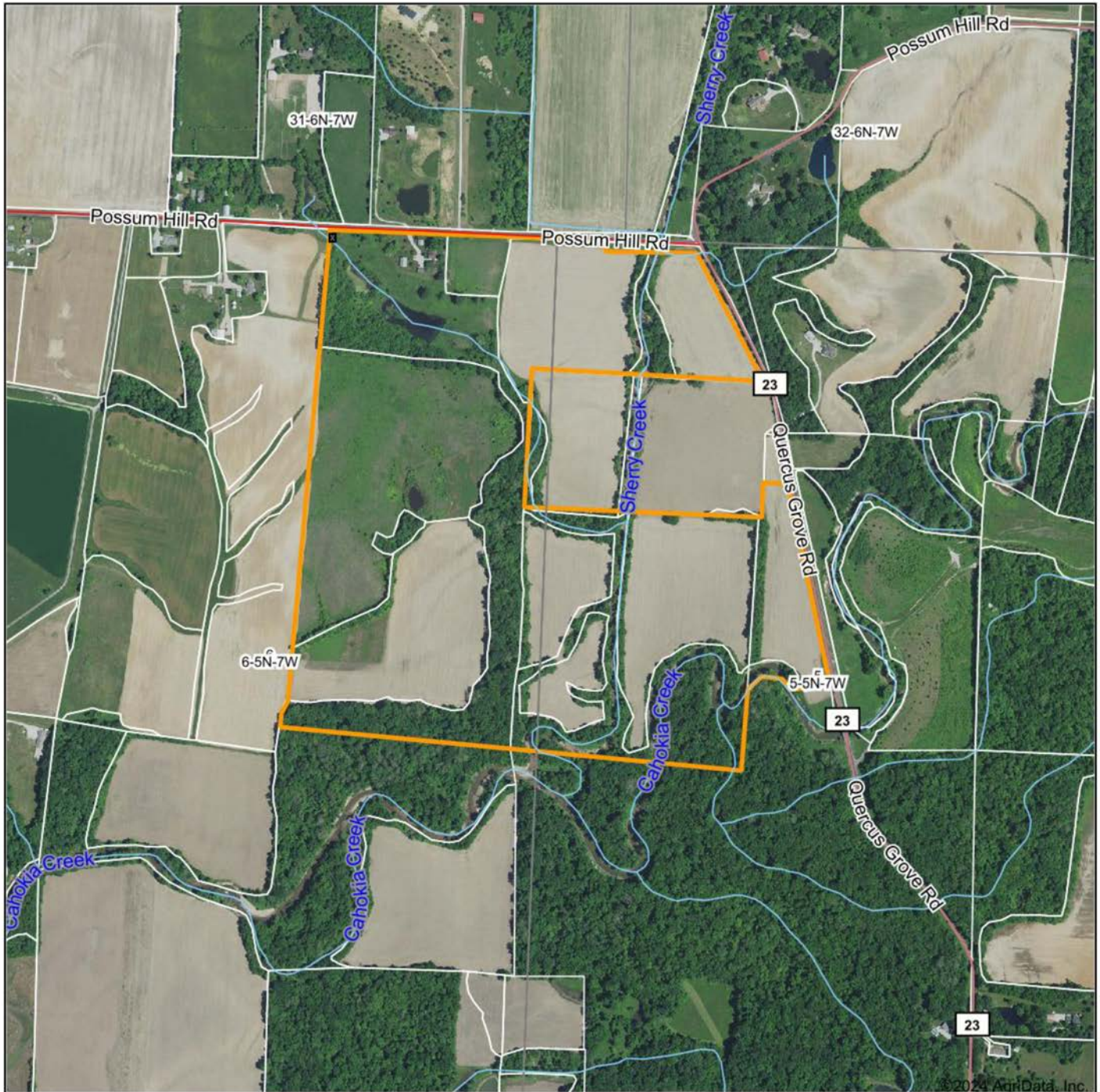
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# WHITETAIL, TURKEY, & BIRD HUNTING



# AERIAL MAP



Boundary Center: 38° 54' 54.75, -89° 54' 27.65

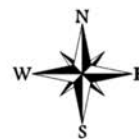


Maps Provided By:



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**5-5N-7W**  
**Madison County**  
**Illinois**

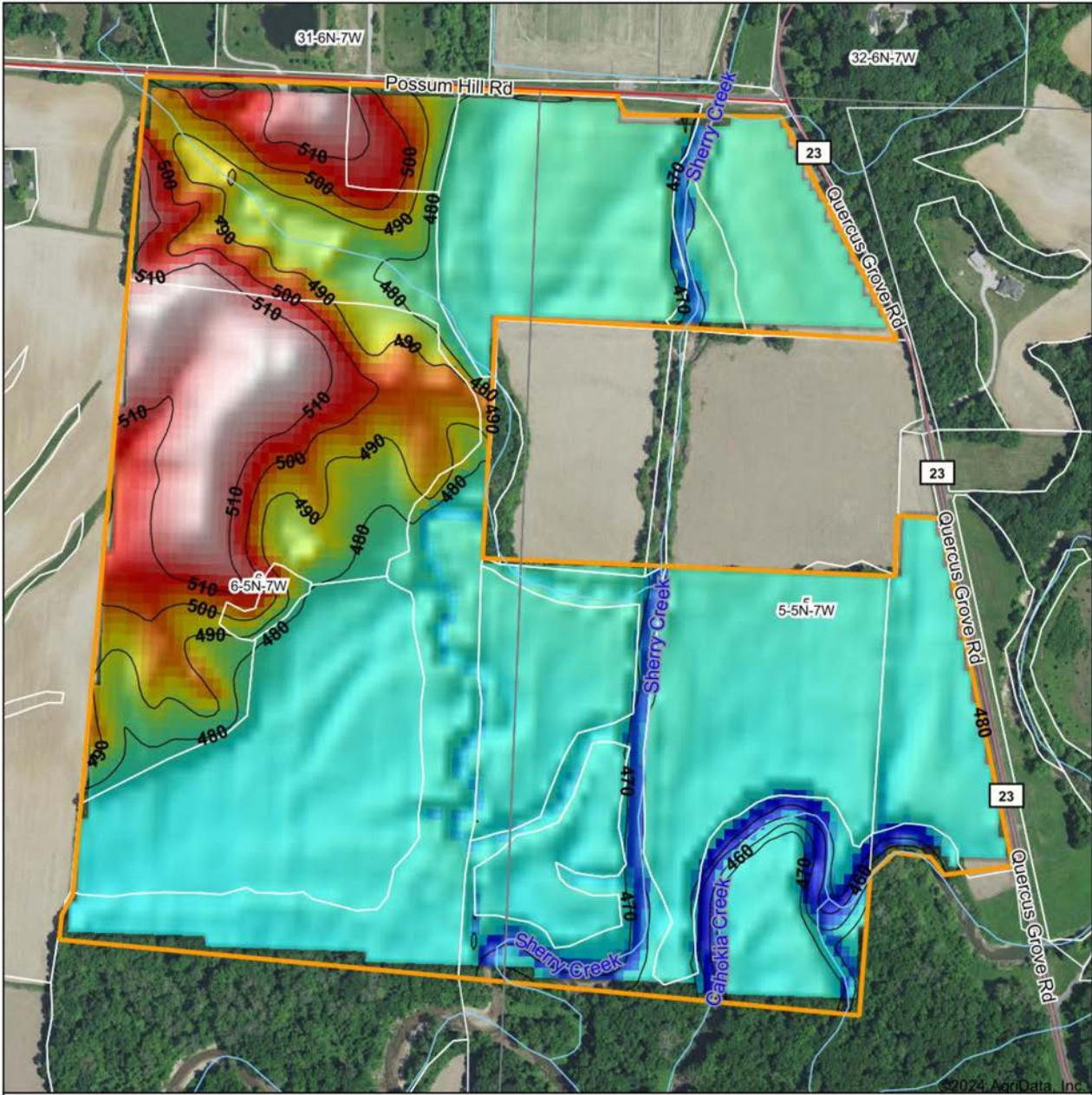


1/8/2024

Field borders provided by Farm Service Agency as of 5/21/2008

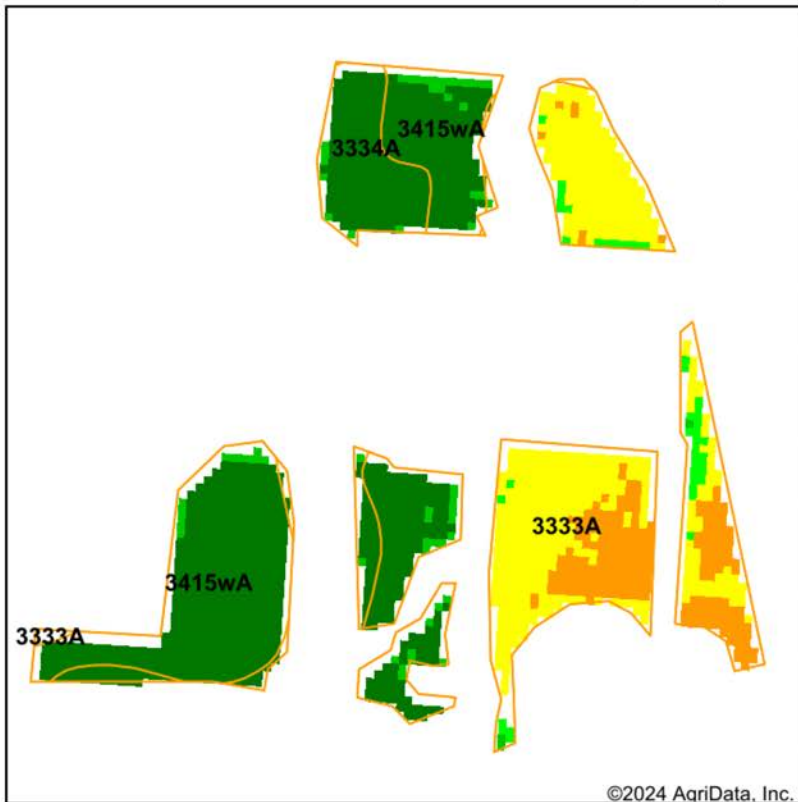


# HILLSHADE MAP



<p>Low      Elevation      High</p>	<p>Source: USGS 10 meter dem          Interval(ft): 10          Min: 458.1          Max: 518.9          Range: 60.8          Average: 482.0          Standard Deviation: 13.32 ft</p>	<p>0ft      508ft      1015ft</p>
	<p>1/8/2024</p>	<p><b>5-5N-7W</b>  <b>Madison County</b>  <b>Illinois</b>          Boundary Center: 38° 54' 54.75, -89° 54' 27.65</p>

# SOIL MAP



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

State: **Illinois**  
 County: **Madison**  
 Location: **5-5N-7W**  
 Township: **Hamel**  
 Acres: **54.61**  
 Date: **1/8/2024**

Crop:



Maps Provided By:



Soils data provided by USDA and NRCS.

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
**3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	29.98	54.9%	Somewhat poorly drained	**157	**50	**115	75
**3415wA	Orion silt loam, warm mesic, 0 to 2 percent slopes, frequently flooded	17.30	31.7%	Somewhat poorly drained	**126	**40	**92	87
**3334A	Birds silt loam, 0 to 2 percent slopes, frequently flooded	7.33	13.4%	Poorly drained	**141	**46	**105	87
<b>Weighted Average</b>					<b>145</b>	<b>46.3</b>	<b>106.4</b>	

**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>

# OVERVIEW MAP

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# AGENT CONTACT

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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 HOEFERT,**  
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