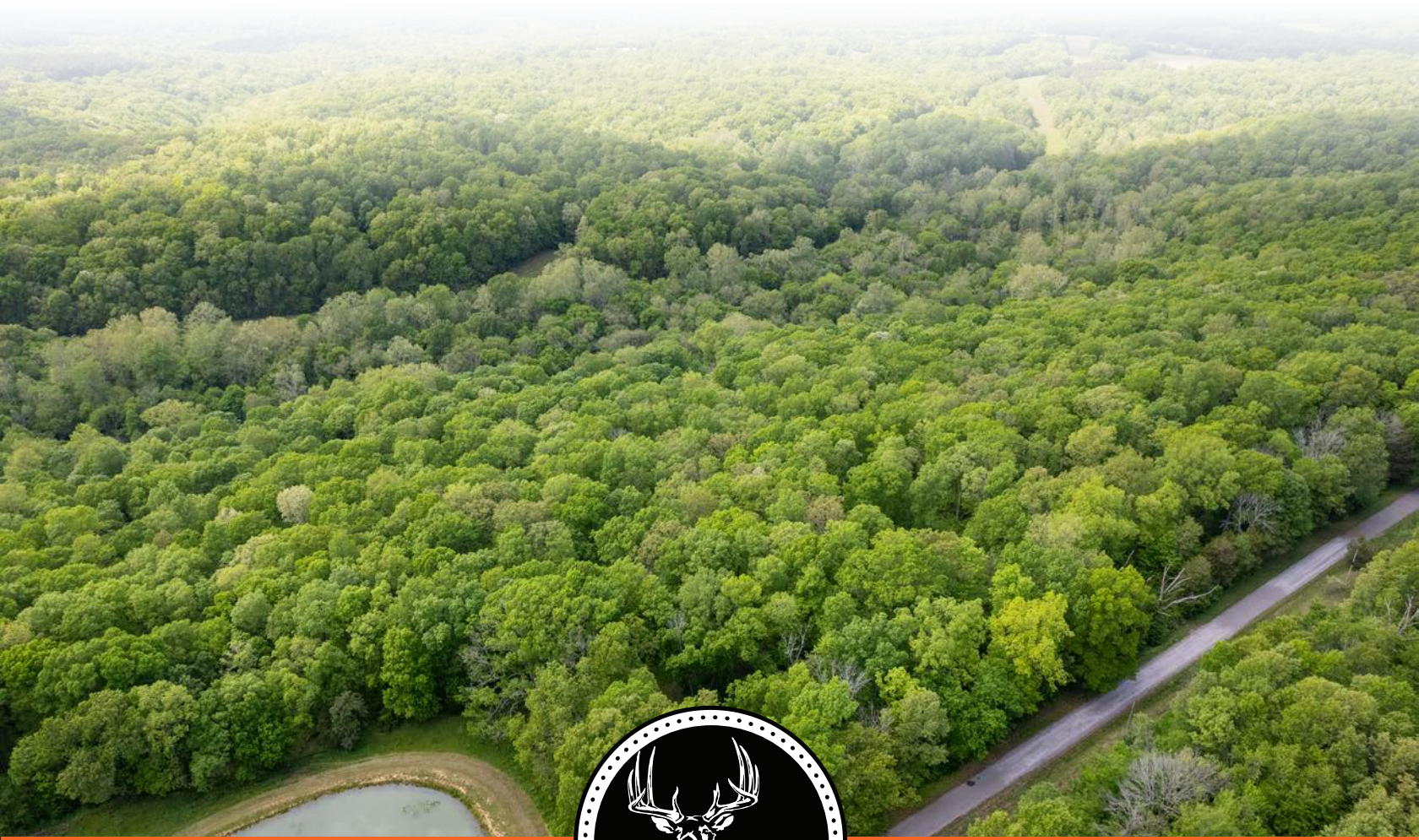


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

JOHNSON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRES OF PREMIER HUNTING IN THE HEART OF THE SHAWNEE FOREST

How would you like to own 80 +/- acres in the heart of the Shawnee Forest? This all-wooded 80 +/- acres is in an excellent area that has produced some nice whitetail deer. The west property line borders thousands of acres of Shawnee National Forest.

The property has two large ridges on each end of the property with the Little Cache Creek flowing through the center, which makes an excellent natural funnel for those big deer to move through. Imagine sitting during the rut and watching big bucks cruise through

your property all day or calling in a big tom turkey in the spring. There are plenty of big mature trees to hang a stand or set up a Big Muddy blind on the edge of the natural gas pipeline that runs through the middle of the property. Either way, you are sure to tag out!

Located just minutes from Tunnel Hill, Dutchman Lake, Lake of Egypt, or Tunnel Hill State Trail there are plenty of things to do in beautiful Southern Illinois when you're not hunting.



PROPERTY FEATURES

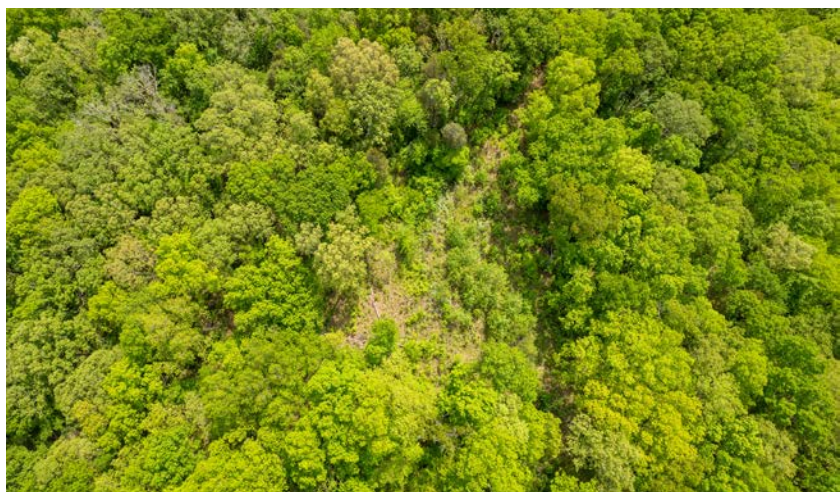
PRICE: **\$248,000** | COUNTY: **JOHNSON** | STATE: **ILLINOIS** | ACRES: **80**

- Little Cache Creek flowing through property
- Borders thousands of acres of Shawnee National Forest
- Natural funnels
- Electricity at road
- Mature timber
- Deer hunting
- Turkey hunting
- Mushroom hunting
- 2 miles from Tunnel Hill
- 2.5 miles from Lake of Egypt
- 15 miles from Marion, IL
- 33 miles from Paducah, KY



80 +/- ACRES

This all-wooded 80 +/- acres is in an excellent area that has produced some nice whitetail deer. The west property line borders thousands of acres of Shawnee National Forest.



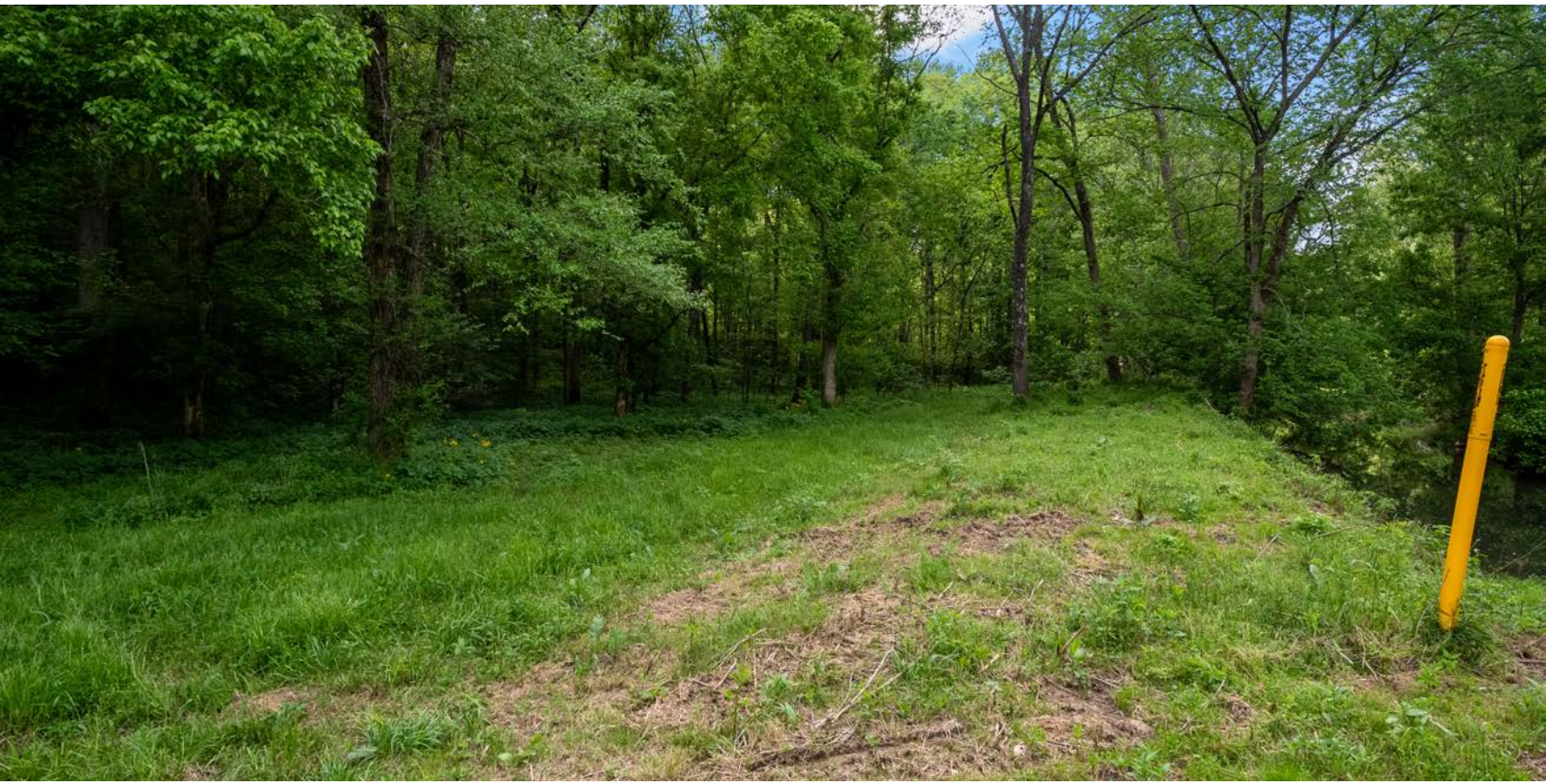
NATURAL FUNNELS



LITTLE CACHE CREEK



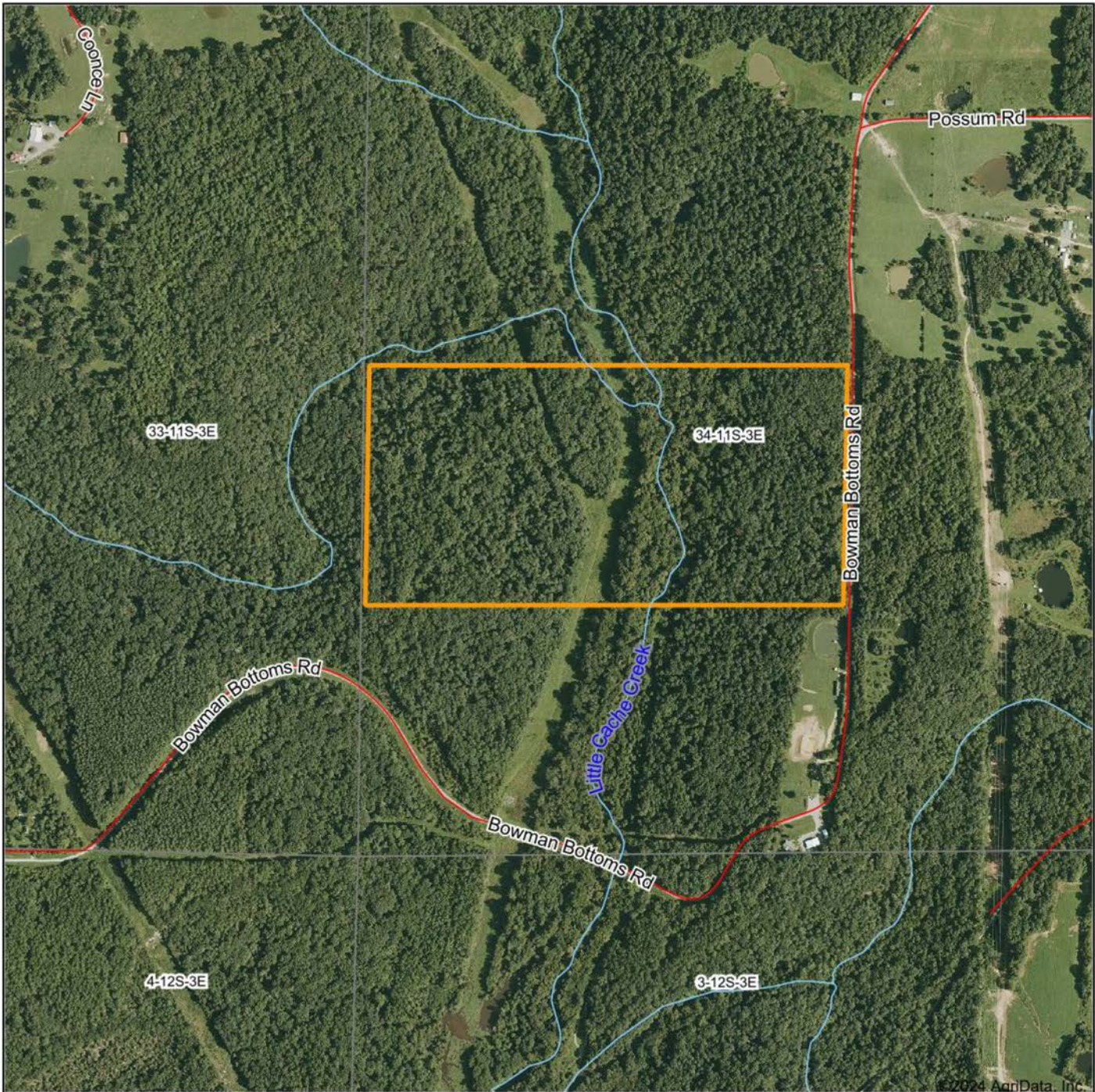
ELECTRICITY AT ROAD



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 31' 1.45, -88° 52' 11.28

0ft 858ft 1716ft



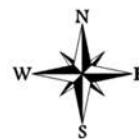
Maps Provided By:



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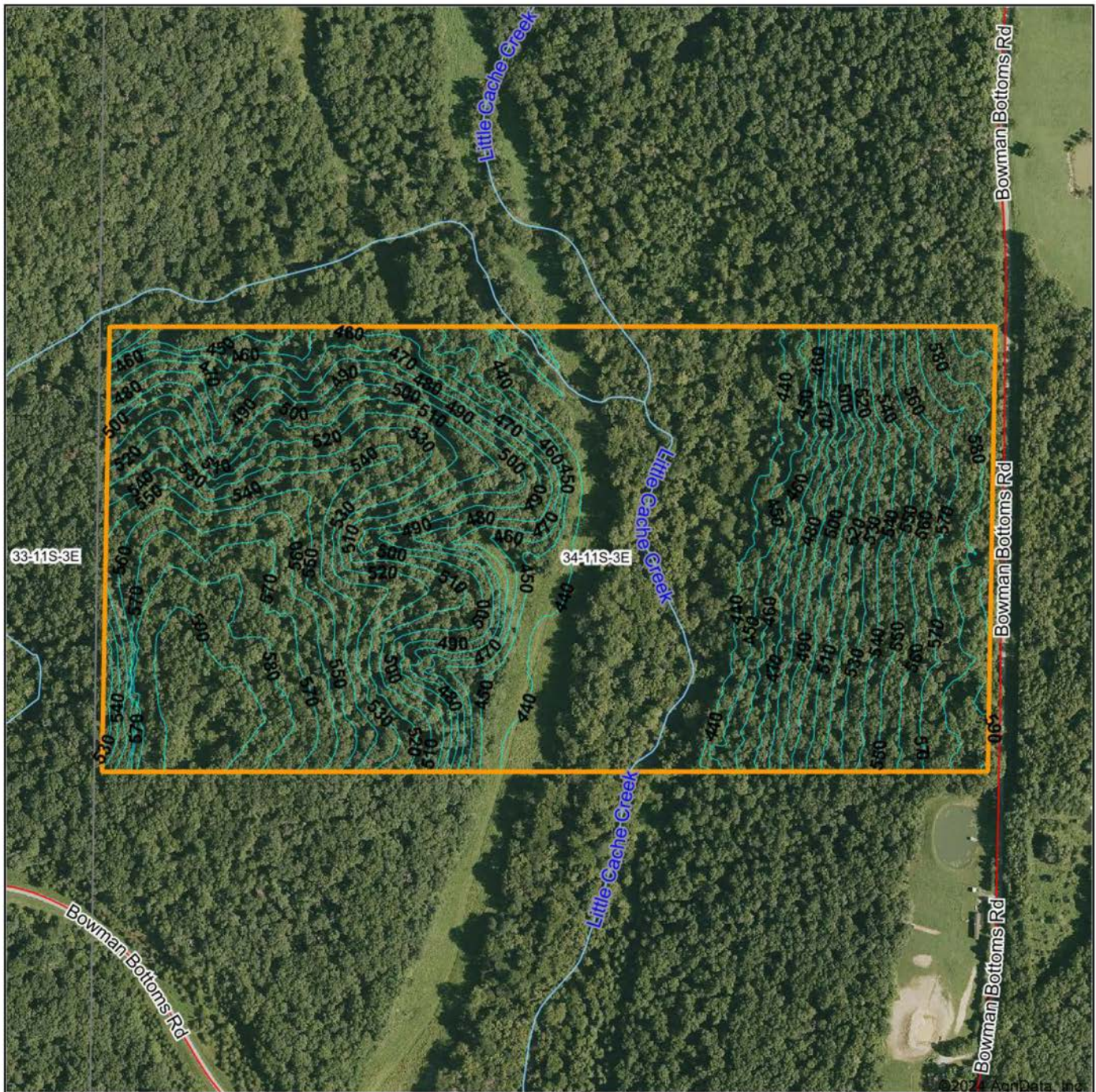
www.AgriDataInc.com

34-11S-3E
Johnson County
Illinois



4/20/2024

TOPOGRAPHY MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10.0
 Min: 433.0
 Max: 598.8
 Range: 165.8
 Average: 501.5
 Standard Deviation: 54.04 ft

0ft 462ft 924ft

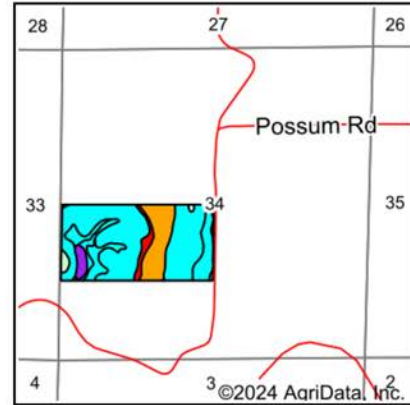
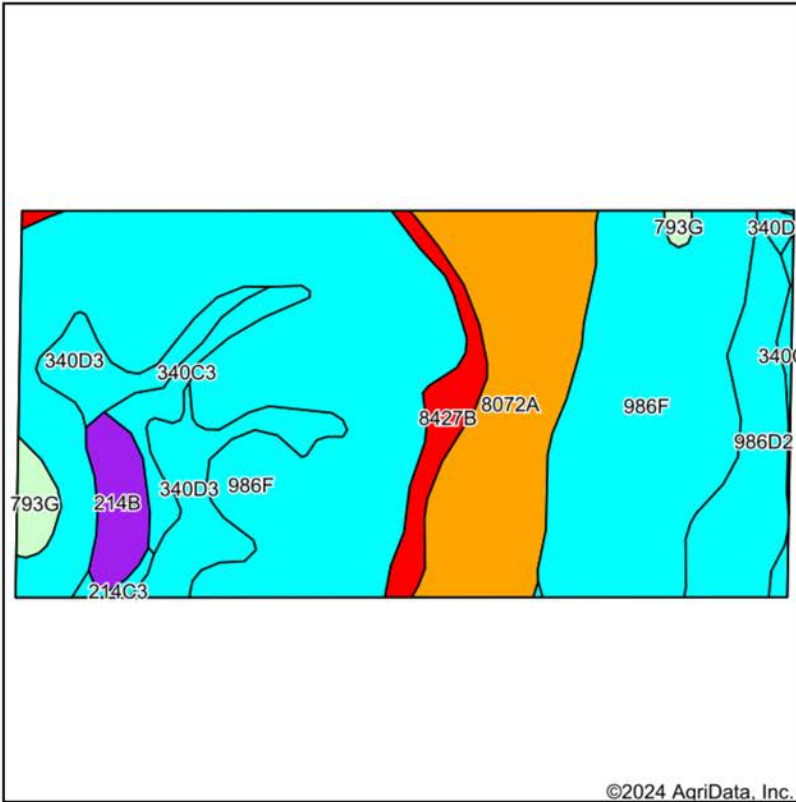


4/20/2024

34-11S-3E
Johnson County
Illinois

Boundary Center: 37° 31' 1.45, -88° 52' 11.28

SOIL MAP



State: **Illinois**
 County: **Johnson**
 Location: **34-11S-3E**
 Township: **Tunnel Hill**
 Acres: **80**
 Date: **4/20/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL087, 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
**986F	Wellston-Berks complex, 18 to 35 percent slopes	46.58	58.2%		4.9ft. (Paralithic bedrock)	UNF	**69	**25	**28	**32	0	**2.00	**53	12	
**8072A	Sharon silt loam, 0 to 3 percent slopes, occasionally flooded	12.03	15.0%		> 6.5ft.	FAV	**162	**52	**62	**82	0	**4.80	**121	74	
**340D3	Zanesville silt loam, 10 to 18 percent slopes, severely eroded	6.38	8.0%		1.4ft. (Fragipan)	UNF	**83	**29	**36	**41	0	**2.60	**63	33	
**986D2	Wellston-Berks complex, 10 to 18 percent slopes, eroded	5.73	7.2%		4.7ft. (Lithic bedrock)	UNF	**82	**30	**34	**38	0	**2.50	**63	41	

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.



SCOTT SCHROEDER,
LAND AGENT
618.364.3239
SSchroeder@MidwestLandGroup.com



MidwestLandGroup.com

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