

MIDWEST LAND GROUP PRESENTS

4.3 ACRES IN

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# UNION COUNTY ILLINOIS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SOUTHERN ILLINOIS LIVING AT ITS FINEST

Enjoy southern Illinois living at its finest with this custom 3 bedroom, 3 full bath beautiful home on over 4 acres! Located in picturesque Union County, this property is just minutes from all things recreation. Fill your days with visits to the Shawnee Wine Trail, local artisan shops, and area festivals. Head into the quaint tourist town for small-town fare or venture out to the hiking and biking trails or public hunting and fishing spots. There are endless things to do here! When you're ready to relax and recharge, this custom-built home has everything you need. Lounge in your large, open-concept main-floor living space and gaze up to the second floor. See what the birds are doing through your giant windows featuring the beautifully landscaped yard. Head out the patio door to your private park featuring a patio sitting space, a fully stocked pond, a 16'x32' above-ground pool, a 30'x48' pole barn with another patio space, and a gorgeous view of nature! Enjoy meals with the family in your open kitchen and dining area, all with a view of that beautiful outdoor space teeming with wildlife. An

11'x18' mud room with a spacious laundry area and a full bath is most conveniently located off of that open dining area and leads to your 2-car attached garage. Sleep those long outdoor days off comfortably in your spacious master suite after soaking in the spacious whirlpool tub. Down the hall are two cozy bedrooms and also another full bath. A cozy loft space with a large window and gorgeous view is currently being used as an office space but can be a perfect yoga spot, reading spot, or anything you want. The long summer season here gives you lots of entertaining time in the pool which is surrounded by a beautifully designed wooden deck that leads to a spacious concrete patio attached to the pole barn finished with a concrete floor. The barn has plenty of storage space for all of your outdoor toys! Grab some fishing poles from the barn and head out to the fully stocked .25 acre pond and reel in some catfish, bass, or bluegill! Grill 'em up on the patio while you watch the sunset with family and friends, creating memories for a lifetime!





# PROPERTY FEATURES

PRICE: **\$425,000** | COUNTY: **UNION** | STATE: **ILLINOIS** | ACRES: **4.3**

- 3 bed, 3 bath
- 2,500 sq. ft.
- Partly finished basement
- 2 car attached garage
- 4.3 +/- acres
- Large outdoor patio area
- 30'x48' pole barn with concrete floor
- 16'x32' above-ground pool
- Fully stocked pond
- Very well-maintained yard
- Large trees and landscape areas
- Great views
- Quiet and peaceful
- Blacktop driveway
- Geothermal heating and AC
- Private well
- Close to wine trail, local artisan shops, hiking and biking trails, public hunting and fishing areas
- 5 miles to Anna, IL
- 16 miles to Carbondale, IL
- 31 miles to Cape Girardeau, MO
- 56 miles to Paducah, KY
- 2 hours to St. Louis, MO
- Taxes \$3,327





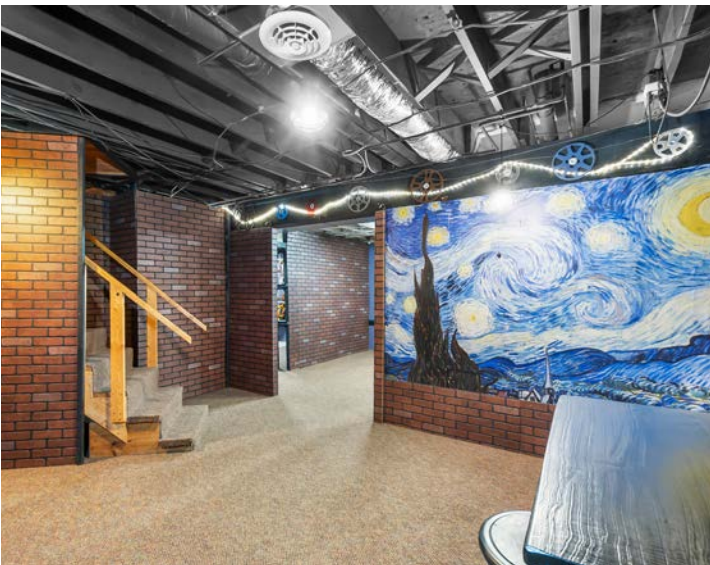
# 2,500 SQ. FT. HOME

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# ADDITIONAL INTERIOR PHOTOS





# 30'X48' POLE BARN WITH CONCRETE FLOOR

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## VERY WELL-MAINTAINED YARD

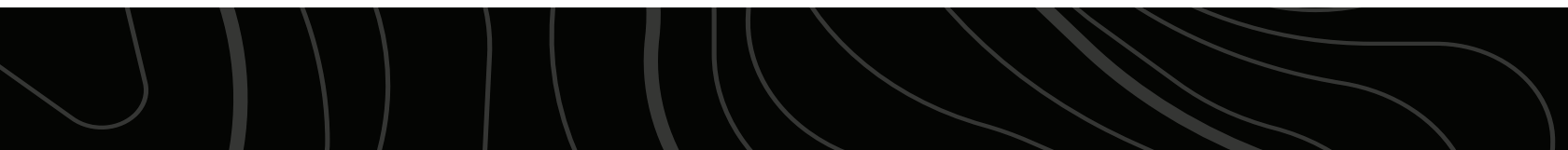
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# FULLY STOCKED POND

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# 16'X32' ABOVE-GROUND POOL





# AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 31' 10.85, -89° 14' 17.64

**32-11S-1W**  
**Union County**  
**Illinois**

0ft 239ft 478ft



5/20/2024



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 545.5

Max: 575.1

Range: 29.6

Average: 562.5

Standard Deviation: 5.94 ft

0ft 188ft 377ft



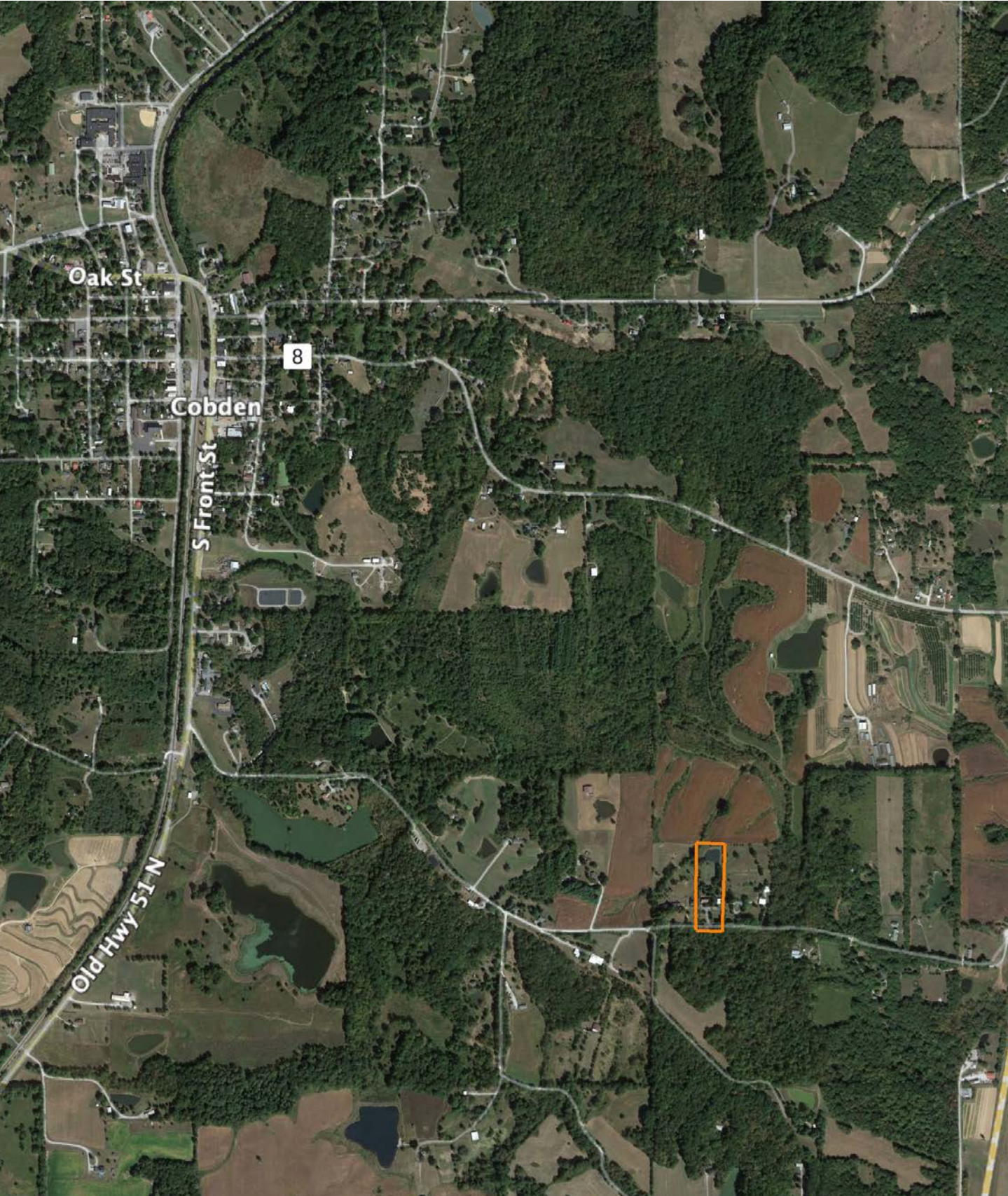
5/20/2024

**32-11S-1W**  
**Union County**  
**Illinois**

Boundary Center: 37° 31' 10.85, -89° 14' 17.64



# 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,**  
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