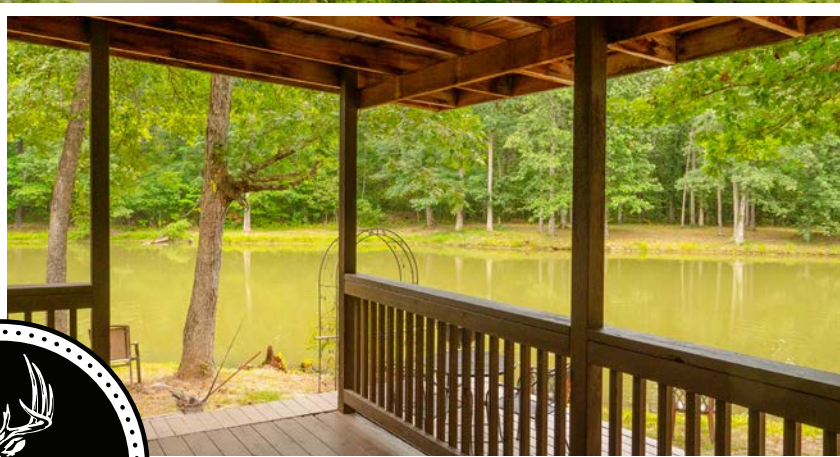


MIDWEST LAND GROUP PRESENTS

44 ACRES
BOND COUNTY, MO

1812 RENO ROAD, SORENTO, ILLINOIS, 62086



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL PARADISE IN BOND COUNTY, ILLINOIS

Situated approximately 100 yards off of Reno Road in Sorento, Illinois, sits this cozy 3 bedroom, 2 bath, 1,482 +/- square foot residence boasting a private 1 +/- acre stocked fishing lake and 44 +/- wooded acres.

As you wind down your rock driveway, you will approach a picturesque setting with an open wooded meadow leading up to the beautiful lake and residence. Next to the residence sits a detached, 30'x40' metal-sided pole barn with concrete floors, which will provide ample space for parking and plenty of storage for all your belongings and equipment.

When you enter the residence, you will notice a conveniently placed closet with an entryway to kick off your boots before proceeding into the open family room. A wood-burning fireplace is positioned in the corner of the living room providing a warm comfortable atmosphere, and a supplementary heat source in the winter. A full, dine-in kitchen containing a sizable pantry to serve your family and guests, is situated directly behind the living room in the rear middle portion of the residence.

Down the hall from the living room is a full bathroom, a laundry room with a washer and dryer (included in the sale), and two bedrooms - one of which contains a fireproof gun safe (also included in the sale).

On the other side of the residence is the master bedroom

with a walk-in closet, and a full bath with a jetted tub. Nearly all flooring was replaced throughout the home in July of 2024.

As you exit the back of the residence you will step out onto a wooden deck (resurfaced July 2024) overlooking the 1 +/- acre stocked fishing lake that draws numerous species of wildlife. Catching sizable bass, crappie, catfish, and bluegill have been relished by the family over the years and await its new owner(s). The jon boat that is present will remain with the property and will also be conveyed with the sale.

Hop on the side-by-side, four-wheeler, or dirt bike to tour the property on the established trail systems that make navigating the farm a breeze. The previous family enjoyed scouring the ground in the spring and harvesting an abundance of morel mushrooms year after year. While driving through the wooded landscape, you will observe a mature and marketable stand of white oaks, walnuts, elms, and hickory, just to name a few. To top it all off, numerous mature whitetail deer and turkey have been observed and harvested on this property making it an excellent hunting tract.

Whether you're in the market for a permanent residence, a recreational retreat, or an investment property, this place checks all the boxes! Call John Hoefert (618) 474-9443 today to set up your private showing!

PROPERTY FEATURES

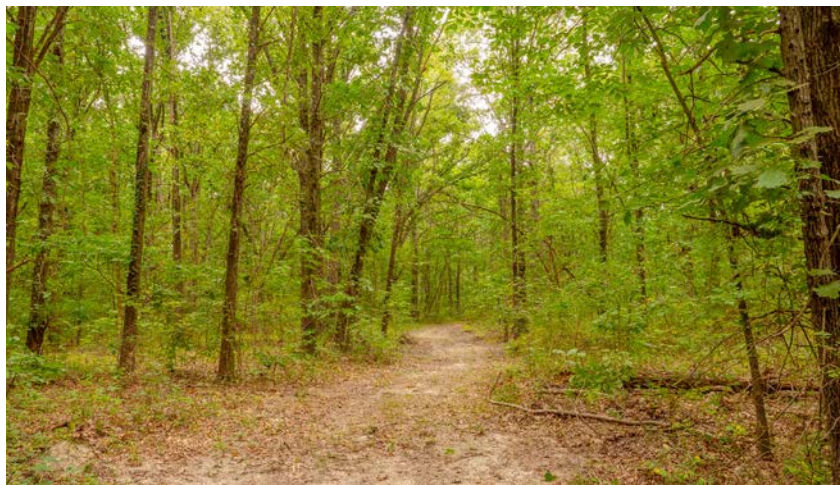
PRICE: **\$359,900** | COUNTY: **BOND** | STATE: **ILLINOIS** | ACRES: **44**

- 44 +/- acres total
- 1,482 +/- sq. ft. residence
- 30'x40' pole barn with concrete floors
- 1 +/- acre stocked fishing lake
- Established trail systems
- Mature and marketable timber
- Whitetail deer and turkey hunting
- Electricity on-site
- Public water on-site
- 2023 taxes: \$641.06
- 33 miles to Edwardsville, IL
- 56 miles to St. Louis, MO
- 67 miles to Springfield, IL



44 +/- ACRES TOTAL

Hop on the side-by-side, four-wheeler, or dirt bike to tour the property on the established trail systems that make navigating the farm a breeze. While driving through the wooded landscape, you will observe a mature and marketable stand of white oaks, walnuts, elms, and hickory, just to name a few.



1,482 +/- SQ. FT. RESIDENCE



ESTABLISHED TRAIL SYSTEMS



30'X40' POLE BARN

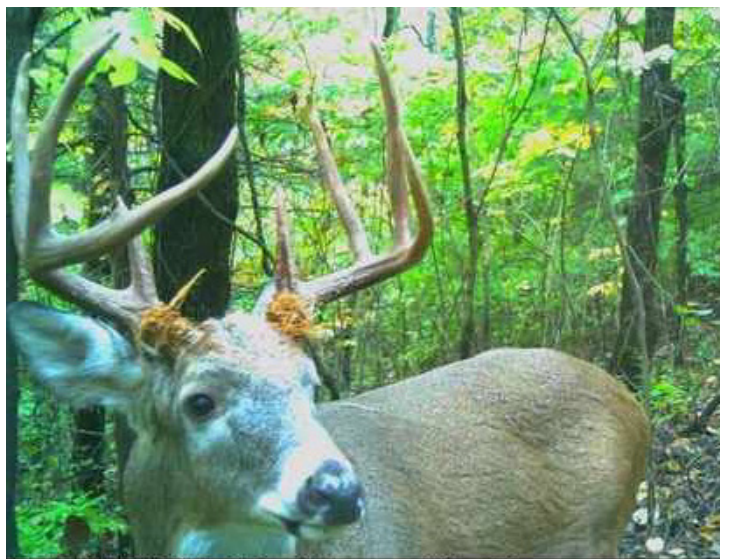


1 +/- ACRE STOCKED FISHING LAKE

Catching sizable bass, crappie, catfish, and bluegill have been relished by the family over the years and await its new owner(s). The jon boat that is present will remain with the property and will also be conveyed with the sale.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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www.AgridataInc.com

Boundary Center: 39° 0' 2.9, -89° 30' 50.49

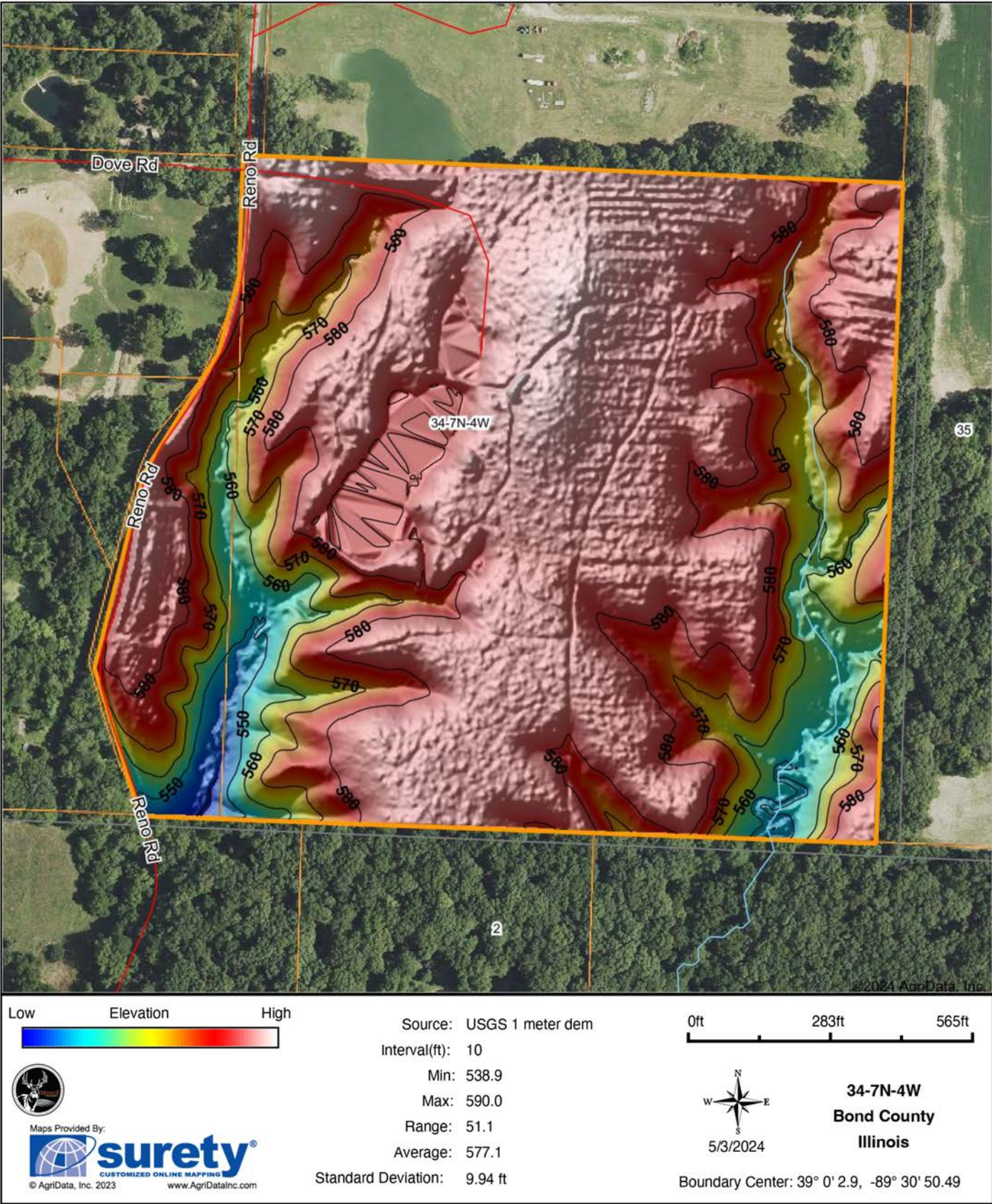
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Bond County
Illinois

0ft 296ft 592ft

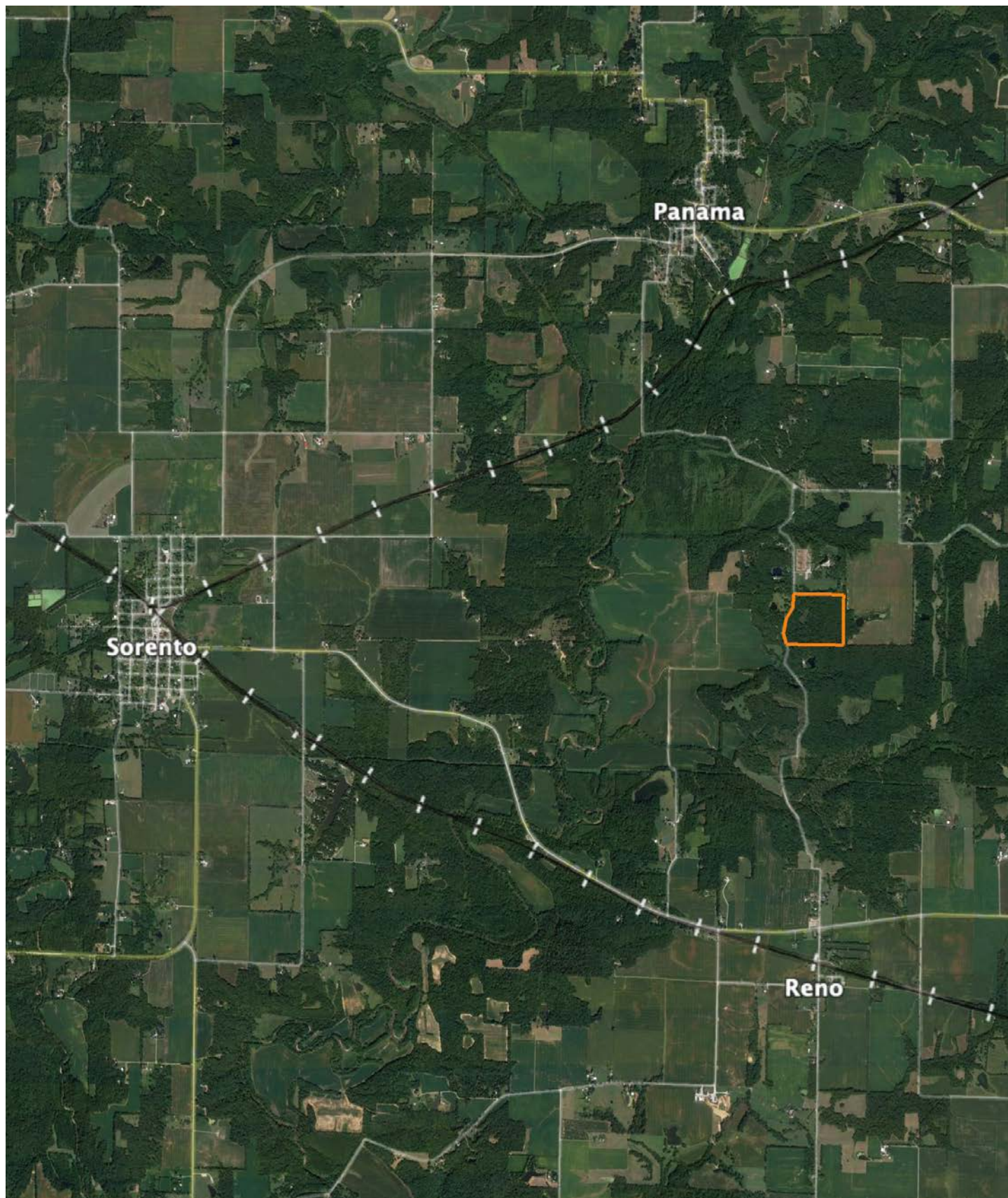


5/3/2024

HILLSHADE MAP



OVERVIEW MAP



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 HOEFERT,

LAND AGENT

618.474.9443

JHoefert@MidwestLandGroup.com



MidwestLandGroup.com

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