

MIDWEST LAND GROUP PRESENTS

91.3 ACRES IN

MADISON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHAIN OF ROCKS RECREATION CORP

Welcome to the "Chain of Rocks Recreation Corp" situated on Chouteau Island in Madison County, Illinois. This beautiful 91.3 +/- acre property has served the owners well for the past approximately 40 years and now awaits its new owner(s). While this property sits in an extremely convenient location just off Interstate 270 in Granite City, Illinois, it offers all the peace, quiet, and seclusion one could ask for.

As you turn down the private lane off of Waterworks Road, you will enter through the gates and proceed approximately 300 yards where you will find the centrally located, flat, and elevated campsite. While roaming around the spacious campsite, you will notice several trails forking off into various directions of the property making it suitable and attractive for four-wheeling and dirt biking.

To the north, you will observe a 30 +/- acre lake which is approximately 850 yards long and has been used for waterskiing and other watersports over the past 40 years of ownership. A boat ramp to launch your boats or

jet skis is on site and is conveniently located just north of the main entrance on the west side of the property.

There are currently two different, easy to access, duck and goose blinds in place for waterfowl hunting with the option of relocating or building in several different locations. The first blind is an easy walk just east of camp and currently hunts over a patch of winter wheat, while the second blind hunts over open water on the north side of the property.

As you tour the property, it is impossible to miss the abundance of deer sign. The south side of the property provides several different locations for food plots mixed with timber pockets and brushy habitat conducive for hunting whitetails. Several trails and rubs can be observed leading west out to an additional lake/water source.

The year-round recreational activities this property provides are endless. Call John Hoefert (618) 474-9443 to set up a private tour today!



PROPERTY FEATURES

PRICE: **\$397,400** | COUNTY: **MADISON** | STATE: **ILLINOIS** | ACRES: **91.3**

- 91.3 +/- acres of multi-use recreational ground
- Gated entry with private road
- 2 lakes large enough for watersports
- Boat ramp
- Trail systems
- Elevated & spacious campsite
- Whitetail deer, duck, and goose hunting
- Electric on site
- 2023 taxes: \$686.56
- 15 miles from St. Louis, MO
- 15 miles from Edwardsville, IL
- 16 miles from Alton, IL

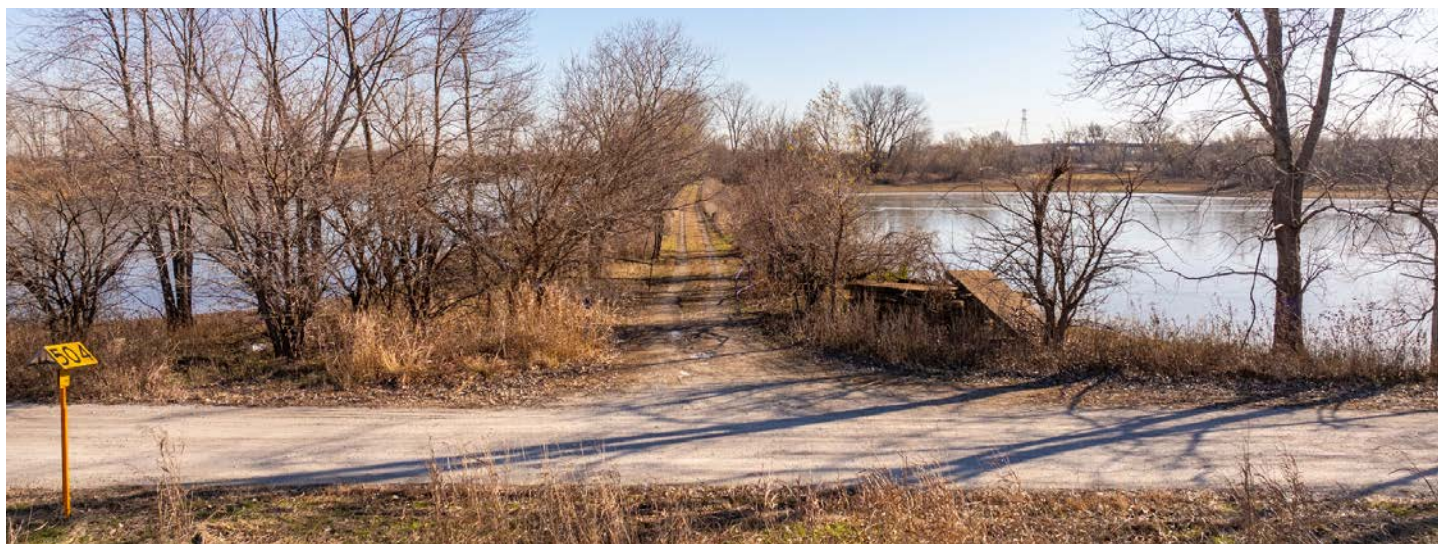


MULTI-USE RECREATIONAL GROUND

While this property sits in an extremely convenient location just off Interstate 270 in Granite City, Illinois, it offers all the peace, quiet, and seclusion one could ask for.



GATED ENTRY WITH PRIVATE ROAD



2 LAKES FOR WATERSPORTS

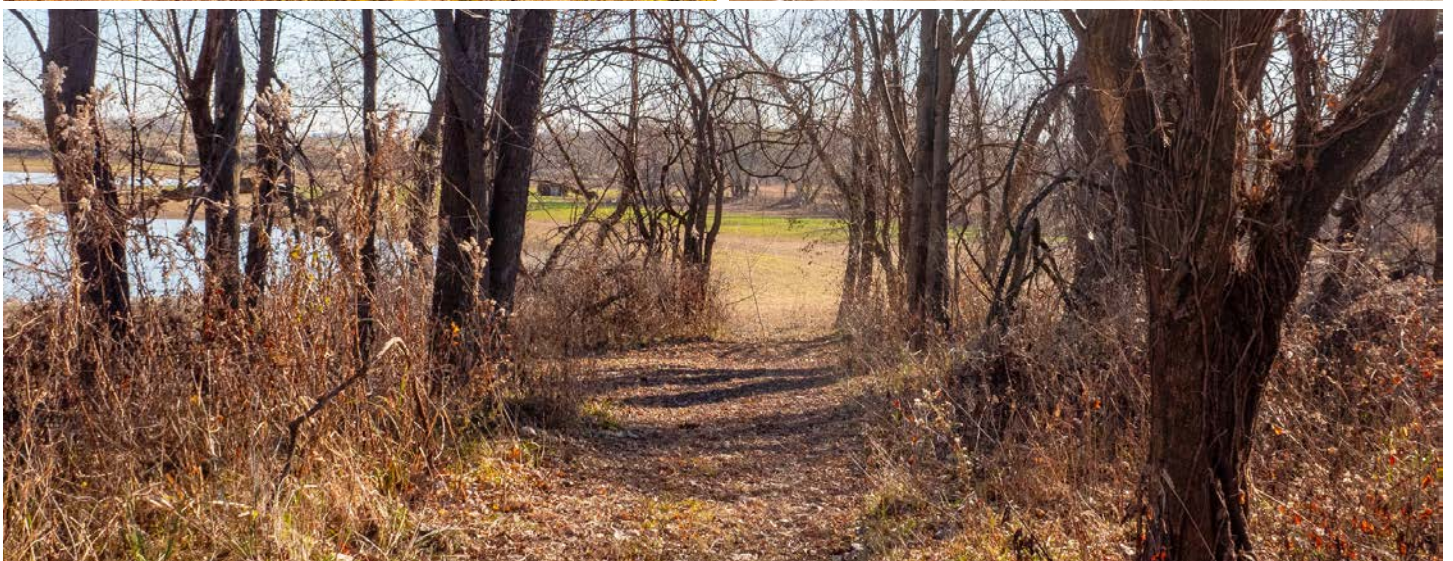
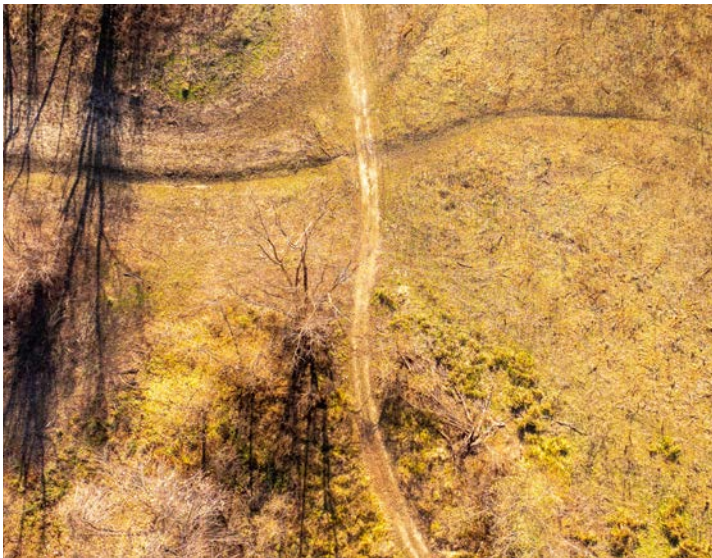


BOAT RAMP

A boat ramp to launch your boats or jet skis is on site and is conveniently located just north of the main entrance on the west side of the property.



TRAIL SYSTEMS & CAMPSITE



HUNTING



AERIAL MAP



Boundary Center: 38° 46' 11.76, -90° 8' 43.79

0ft 838ft 1676ft

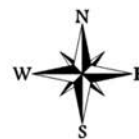


Maps Provided By:



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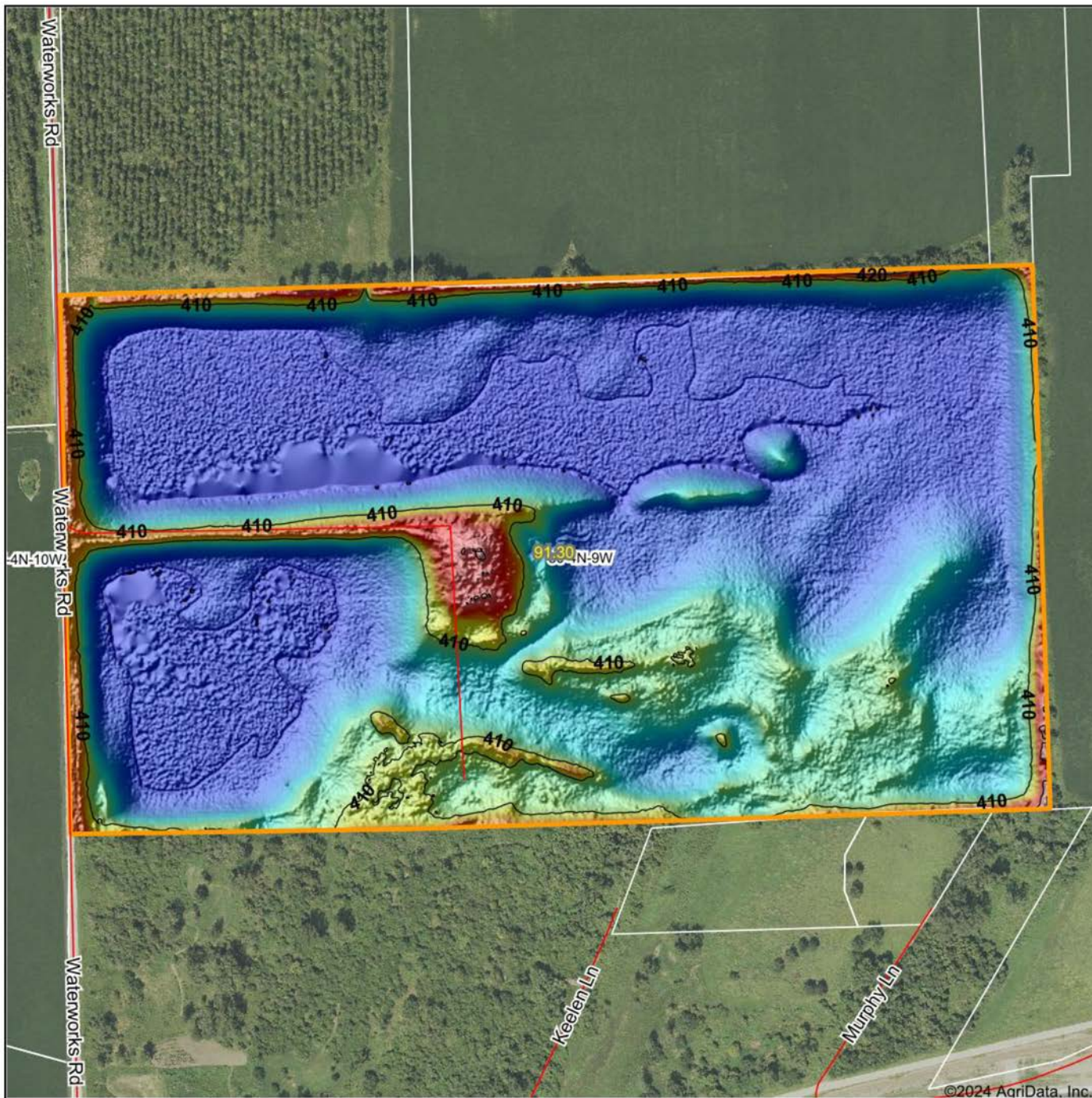
30-4N-9W
Madison County
Illinois



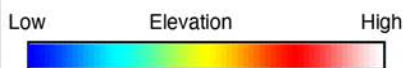
5/29/2024

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

HILLSHADE MAP



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem
Interval(ft): 10
Min: 399.7
Max: 423.3
Range: 23.6
Average: 404.2
Standard Deviation: 4.53 ft

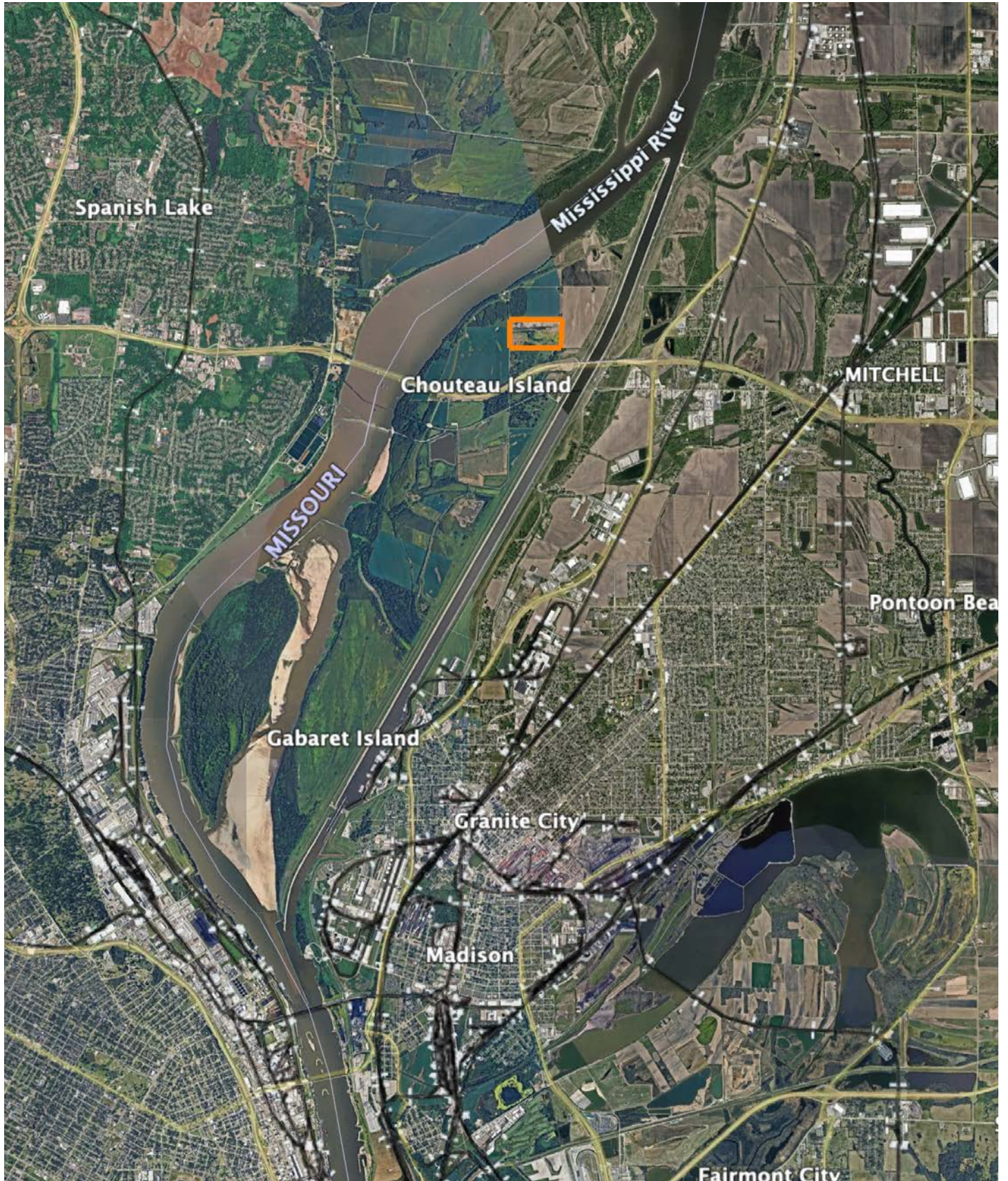


5/29/2024

30-4N-9W
Madison County
Illinois

Boundary Center: 38° 46' 11.76, -90° 8' 43.79

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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