

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

# JOHNSON COUNTY ILLINOIS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 40 ACRE RECREATIONAL PROPERTY IN BEAUTIFUL SOUTHERN ILLINOIS

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Located just 4 miles from the quaint town of Vienna, Illinois and Interstate 24. This outdoor lover's ideal property offers a fantastic build site along with great hunting possibilities. A mixture of hardwoods and thick cover, and neighboring agriculture fields makes this property the ideal attraction for deer and turkey.

This property features a great build site seated next to the 1-acre pond. Utilities are nearby at the road. Take your ATV down any of the winding trails throughout

this property. The middle of this property is made of thick cover on both sides with a nice strip of hardwoods between the two. The back of the property is made of mostly hardwoods with a small creek along the backside attracting even more thirsty wildlife.

This property will make the outdoors enthusiast a fantastic place to build on or just to own 40 acres to hunt and fish. Don't miss out on this one! Call Scott Schroeder today to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$185,000** | COUNTY: **JOHNSON** | STATE: **ILLINOIS** | ACRES: **40**

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- Buildable
- Utilities available
- Pond
- Great hunting area
- Mixture of hardwoods and thick cover
- Neighboring agriculture fields
- Areas for food plots
- Creeks
- Multiple access points
- 4 miles from Vienna, IL
- 4 miles from Interstate 24
- 29 miles from Marion, IL
- 34 miles from Paducah, KY
- Taxes: \$680.85 per year





# MIXTURE OF HARDWOODS & THICK COVER

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This ideal property offers a fantastic build site along with great hunting possibilities. A mixture of hardwoods and thick cover, and neighboring agriculture fields makes this property the ideal attraction for deer and turkey.





# BUILDABLE

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# POND

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# CREEKS

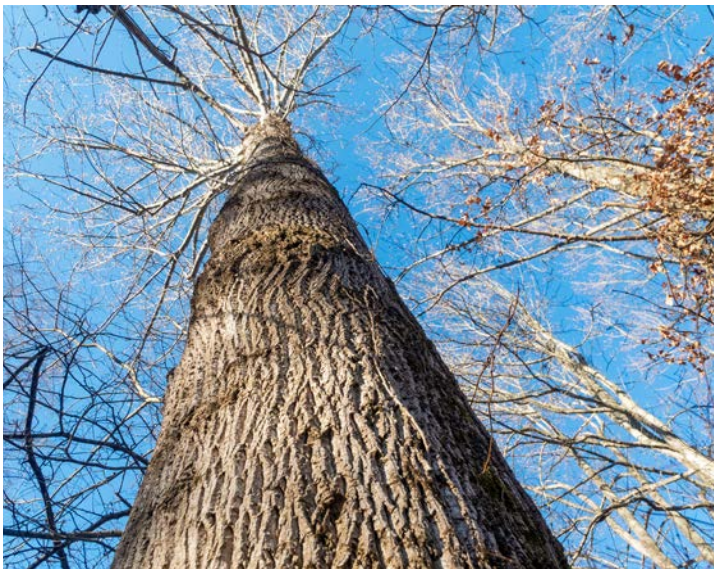
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# GREAT HUNTING AREA

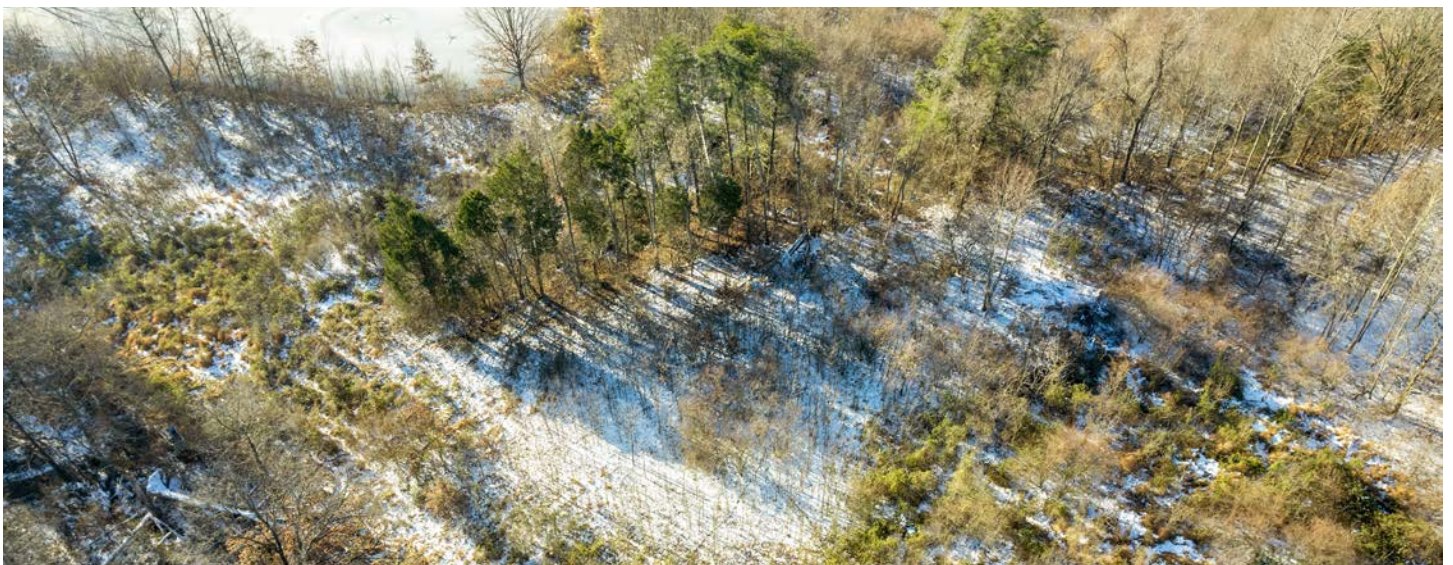
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## ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 444.1

Max: 514.5

Range: 70.4

Average: 479.5

Standard Deviation: 12.3 ft

0ft 280ft 559ft



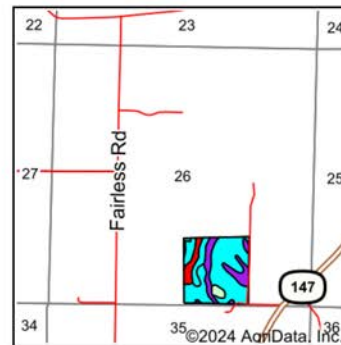
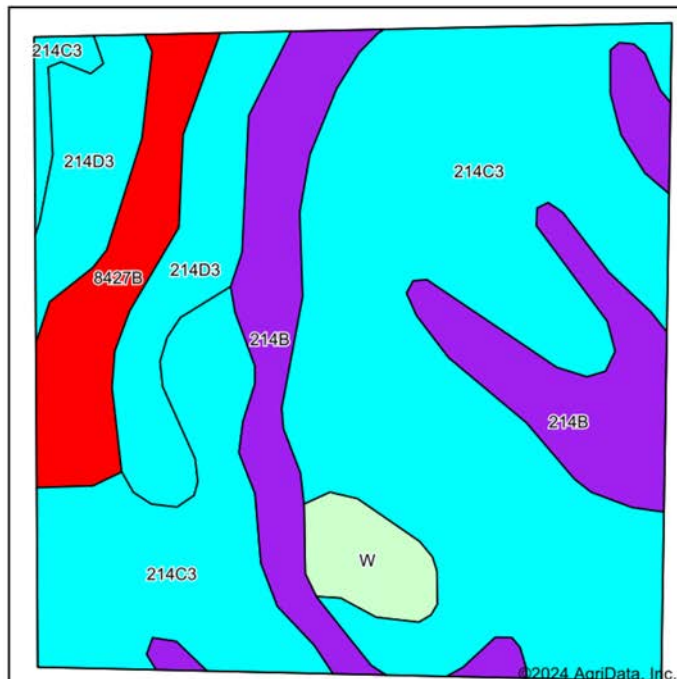
11/19/2024

**26-12S-3E**  
**Johnson County**  
**Illinois**

Boundary Center: 37° 26' 27.3, -88° 50' 41.96



# SOILS MAP



State: **Illinois**  
 County: **Johnson**  
 Location: **26-12S-3E**  
 Township: **Bloomfield**  
 Acres: **42.43**  
 Date: **11/19/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II, 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-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NC Cor
**214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	24.91	58.7%		1.9ft. (Fragipan)	UNF	**104	**34	**43	0	**81	**2.70	**78	35	
**214B	Hosmer silt loam, 2 to 5 percent slopes	7.84	18.5%		2.3ft. (Fragipan)	UNF	**137	**45	**57	0	**108	**3.50	**103	58	
**214D3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	5.23	12.3%		1.9ft. (Fragipan)	UNF	**94	**31	**39	0	**74	**2.40	**70	33	
**8427B	Burnside silt loam, 1 to 4 percent slopes, occasionally flooded	3.15	7.4%		4.7ft. (Lithic bedrock)	FAV	**127	**43	**50	**59	0	**3.10	**95	58	
W	Water	1.30	3.1%		> 6.5ft.										
Weighted Average							107.4	35.3	44.3	4.4	76.6	2.8	80.5	*n 39.6	*n

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

**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>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

**b** Soils in the southern region were not rated for oats and are shown with a zero "0".

**c** Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

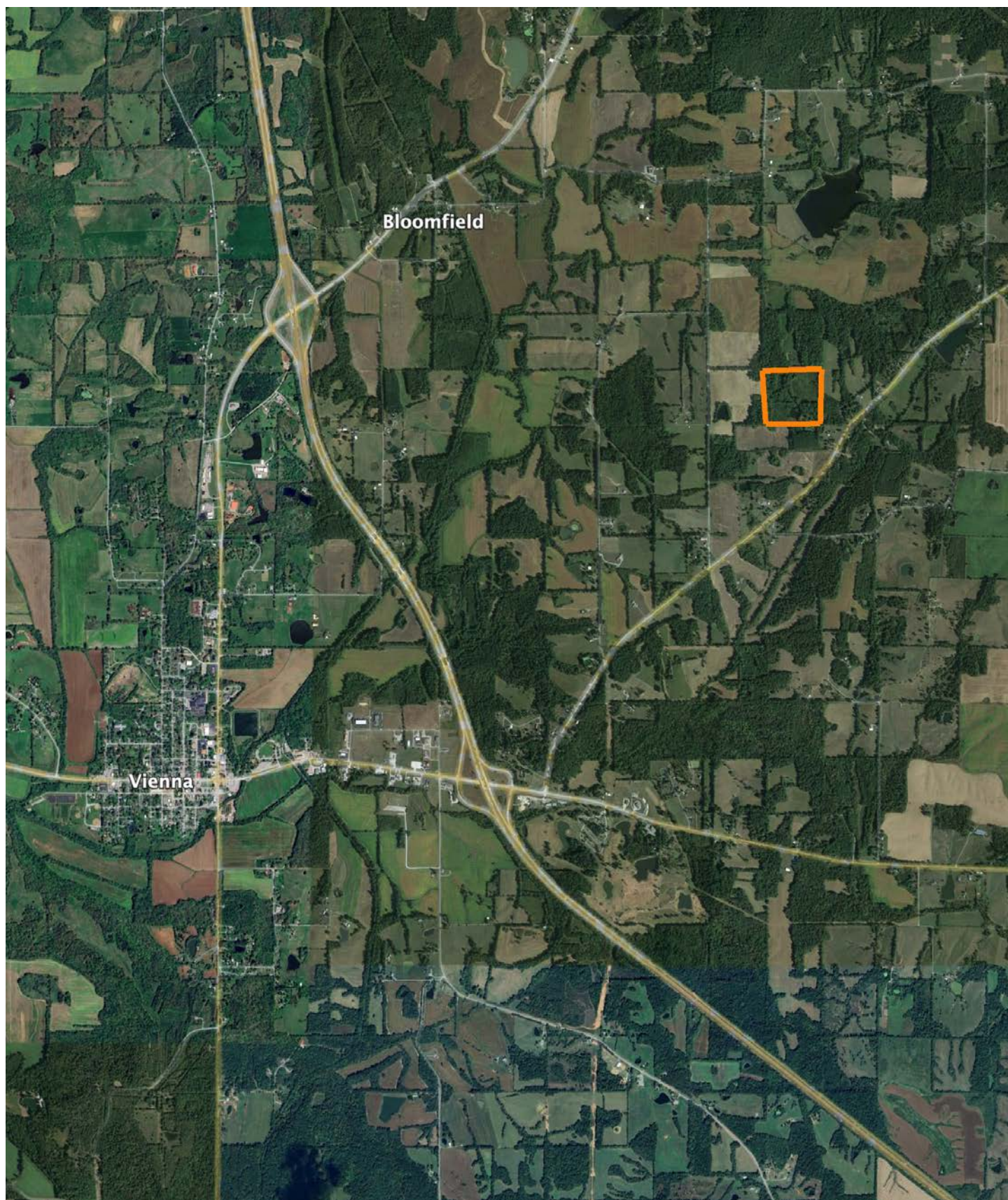
**e** Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

\*n: The aggregation method is "Weighted Average using all components"



# OVERVIEW MAP

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# 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

**815.383.3239**

[SSchroeder@MidwestLandGroup.com](mailto:SSchroeder@MidwestLandGroup.com)



## MidwestLandGroup.com

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