

MIDWEST LAND GROUP PRESENTS

165 ACRES IN

FRANKLIN COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

165 ACRES OF PREMIER HUNTING IN SOUTHERN ILLINOIS

This Franklin County tract is a true sportsman paradise. With 165 +/- acres you will have more than enough room to hunt trophy whitetails, chase spring gobblers, and even shoot a few ducks!

This large, all-timber, tract has been select cut through the years by the previous owners. Imagine sitting in your deer stand watching that trophy buck follow a doe as she feeds on acorns while foraging through the forest. If duck hunting is more your thing, then sitting up over one of the timber sloughs and shooting wood ducks and mallards as they return for feeding will be a blast!

This farm is loaded with wildlife and will offer any hunter endless opportunities. Whether it's a trophy whitetail and ducks in the fall or long beards in the spring, you are guaranteed to have a good time on this farm.

There are an additional 222 +/- acres available across the road as well. Larger tracts like this are getting harder to find in an area known to produce trophy-class whitetails so don't miss out on this one!

To schedule a showing call the listing agent Scott Schroeder at (815) 383-0702.



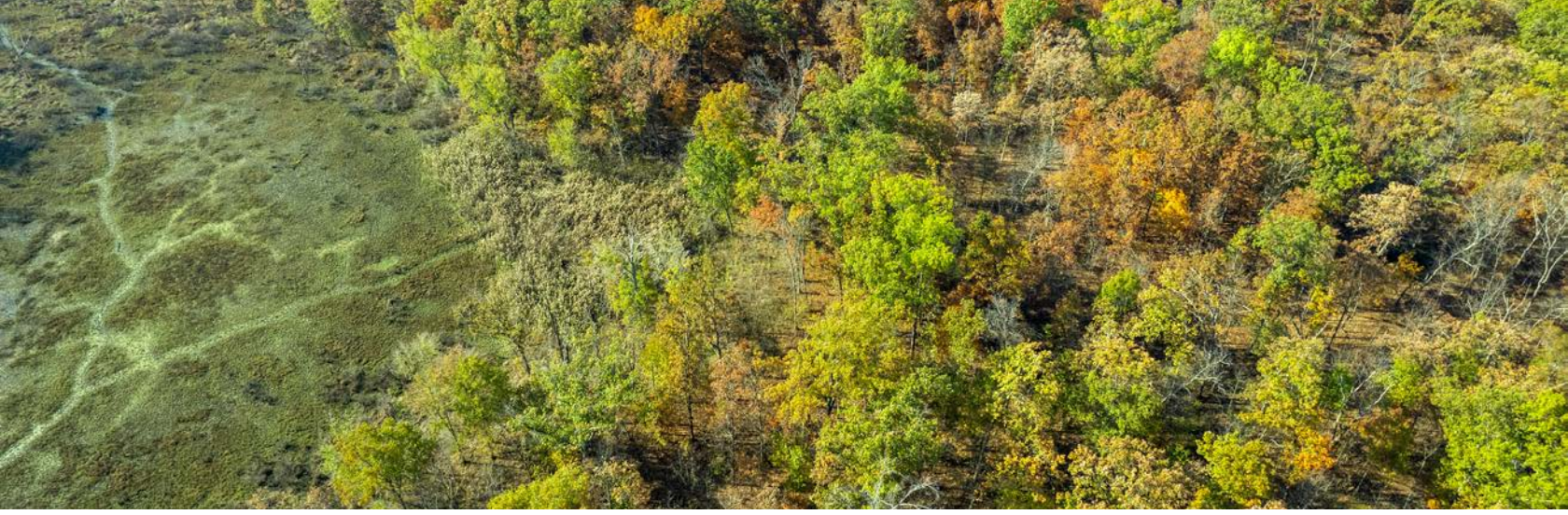
PROPERTY FEATURES

PRICE: **\$693,000** | COUNTY: **FRANKLIN** | STATE: **ILLINOIS** | ACRES: **165**

- 165 +/- acres
- Whitetail deer hunting
- Turkey hunting
- Duck hunting
- Road frontage
- Timber Stand Program
- Less than a mile to over 1,700 acres of state owned Orient Bottoms
- 5 miles to Interstate 57
- 5 miles to Benton, IL
- 12 miles to Rend Lake
- 80 miles to St. Louis
- 64 miles to Paducah, KY



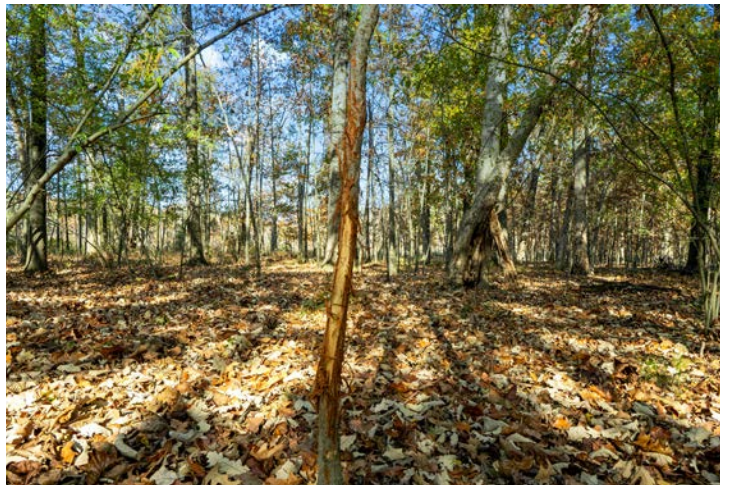
165 +/- ACRES



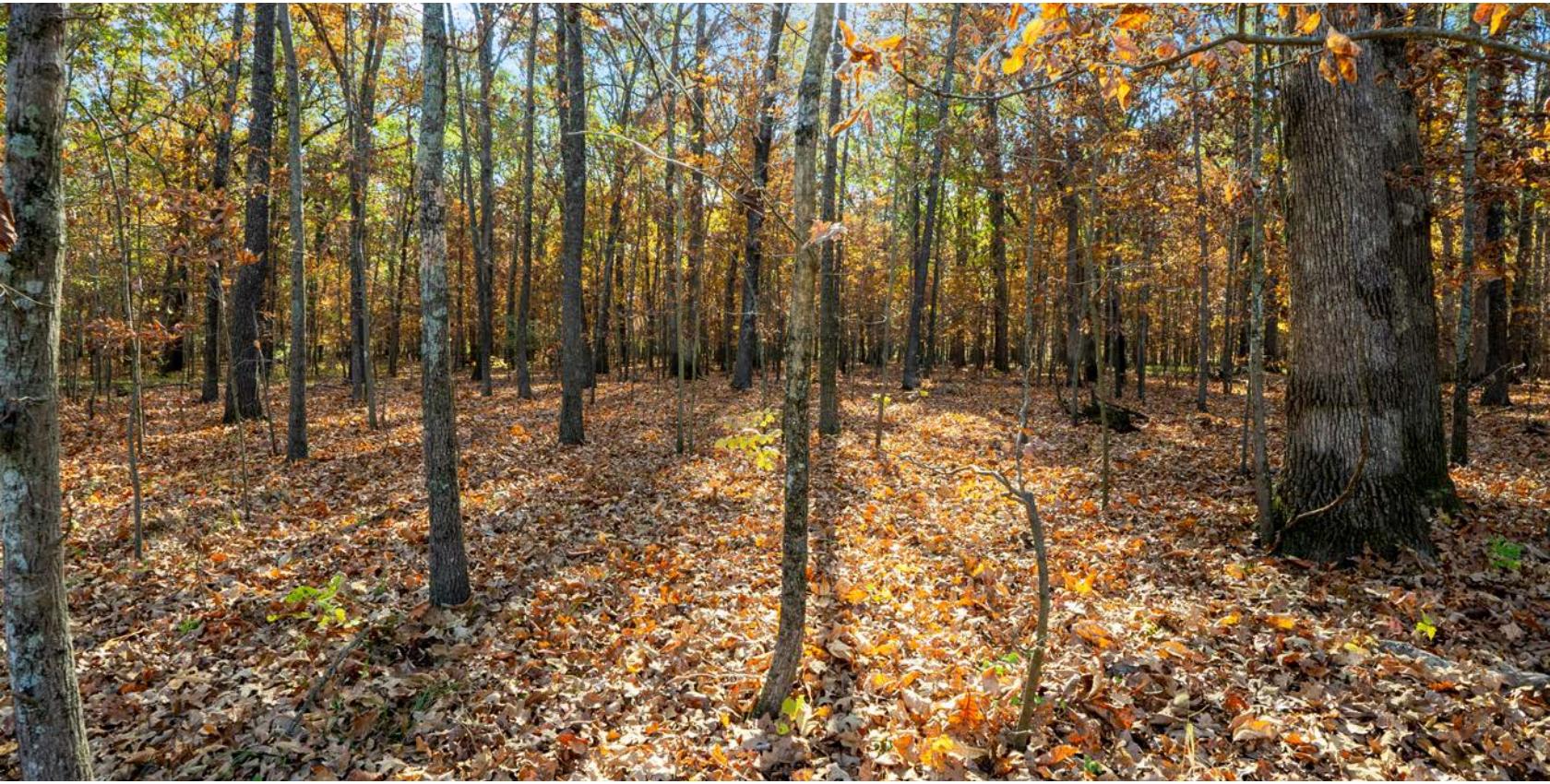
ROAD FRONTAGE



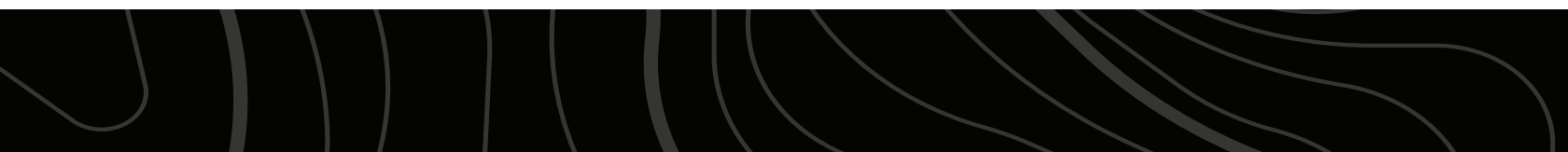
DEER HUNTING



TIMBER STAND PROGRAM



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 57' 20.21, -88° 59' 17.34



Maps Provided By:



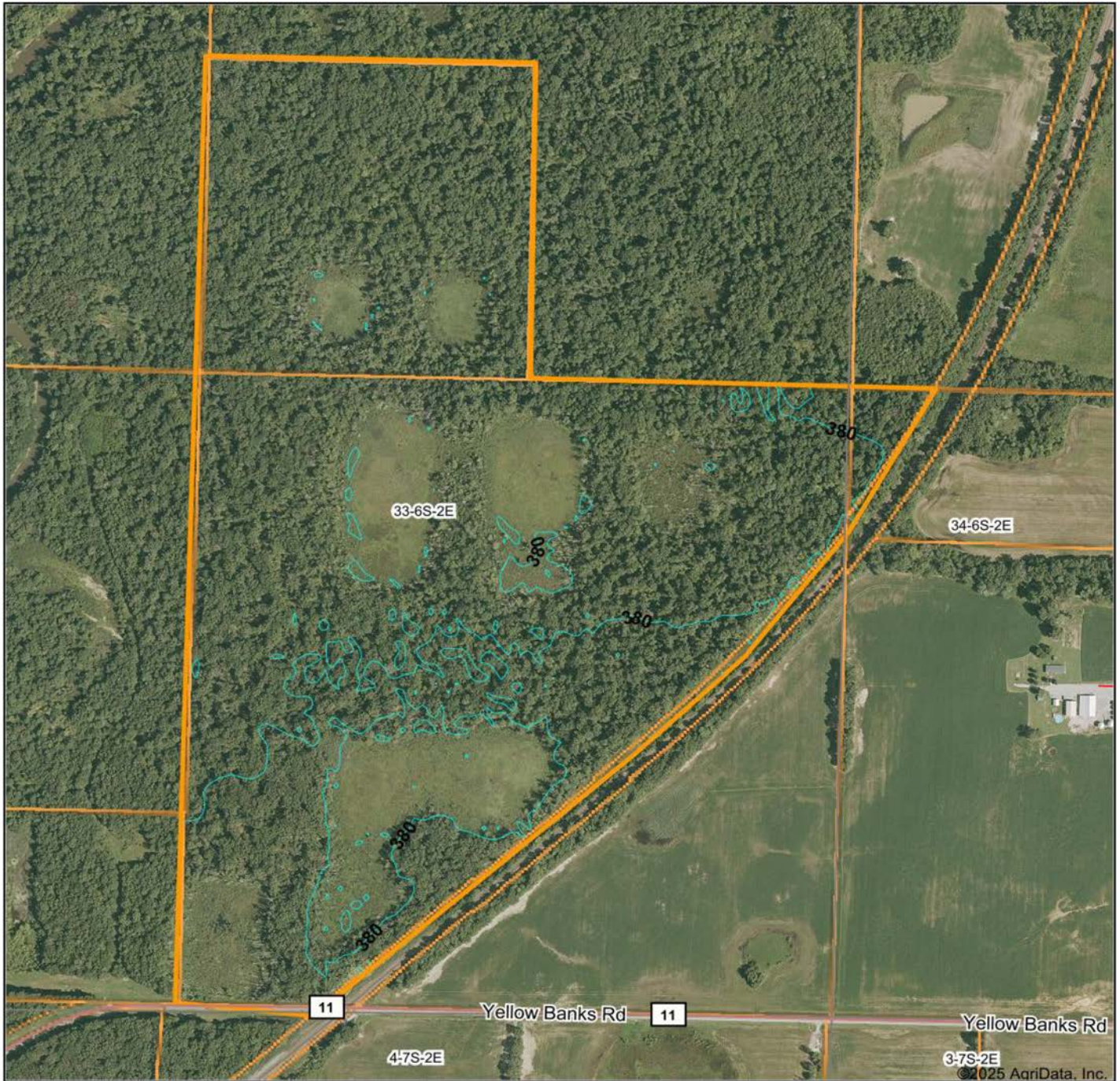
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33-6S-2E
Franklin County
Illinois



3/13/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 372.0

Max: 390.0

Range: 18.0

Average: 378.7

Standard Deviation: 1.51 ft

0ft 652ft 1303ft

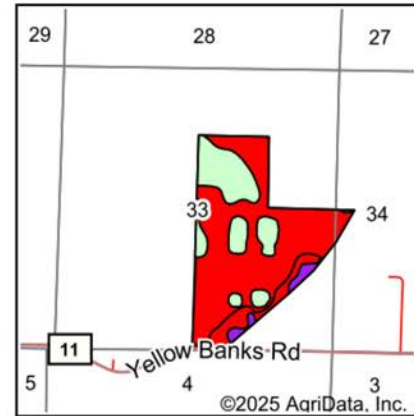
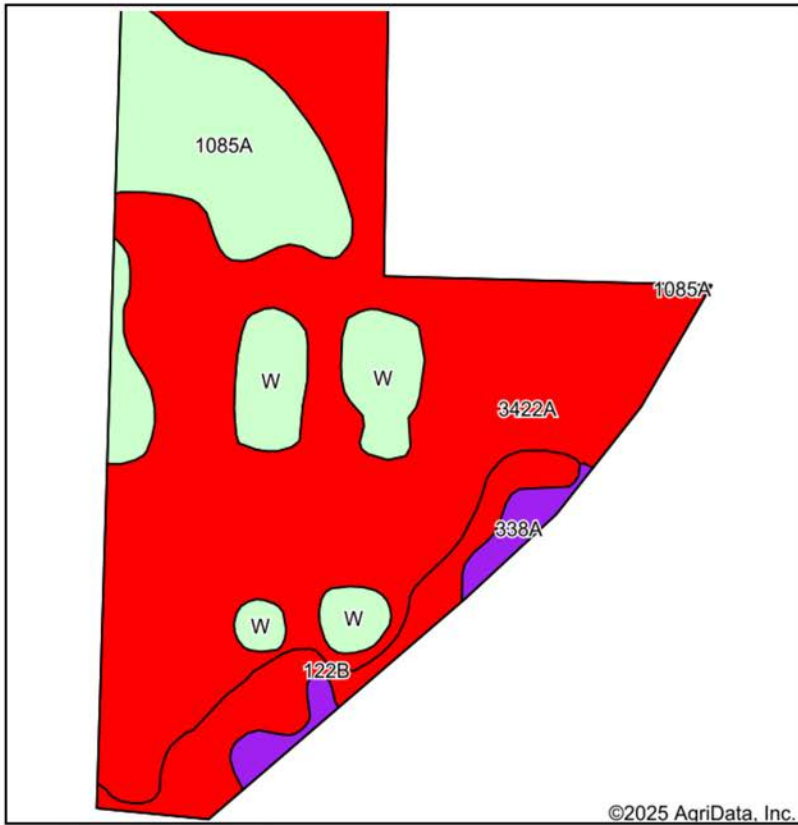


3/13/2025

33-6S-2E
Franklin County
Illinois

Boundary Center: 37° 57' 20.21, -88° 59' 17.34

SOIL MAP



State: **Illinois**
 County: **Franklin**
 Location: **33-6S-2E**
 Township: **Browning**
 Acres: **165.35**
 Date: **3/13/2025**



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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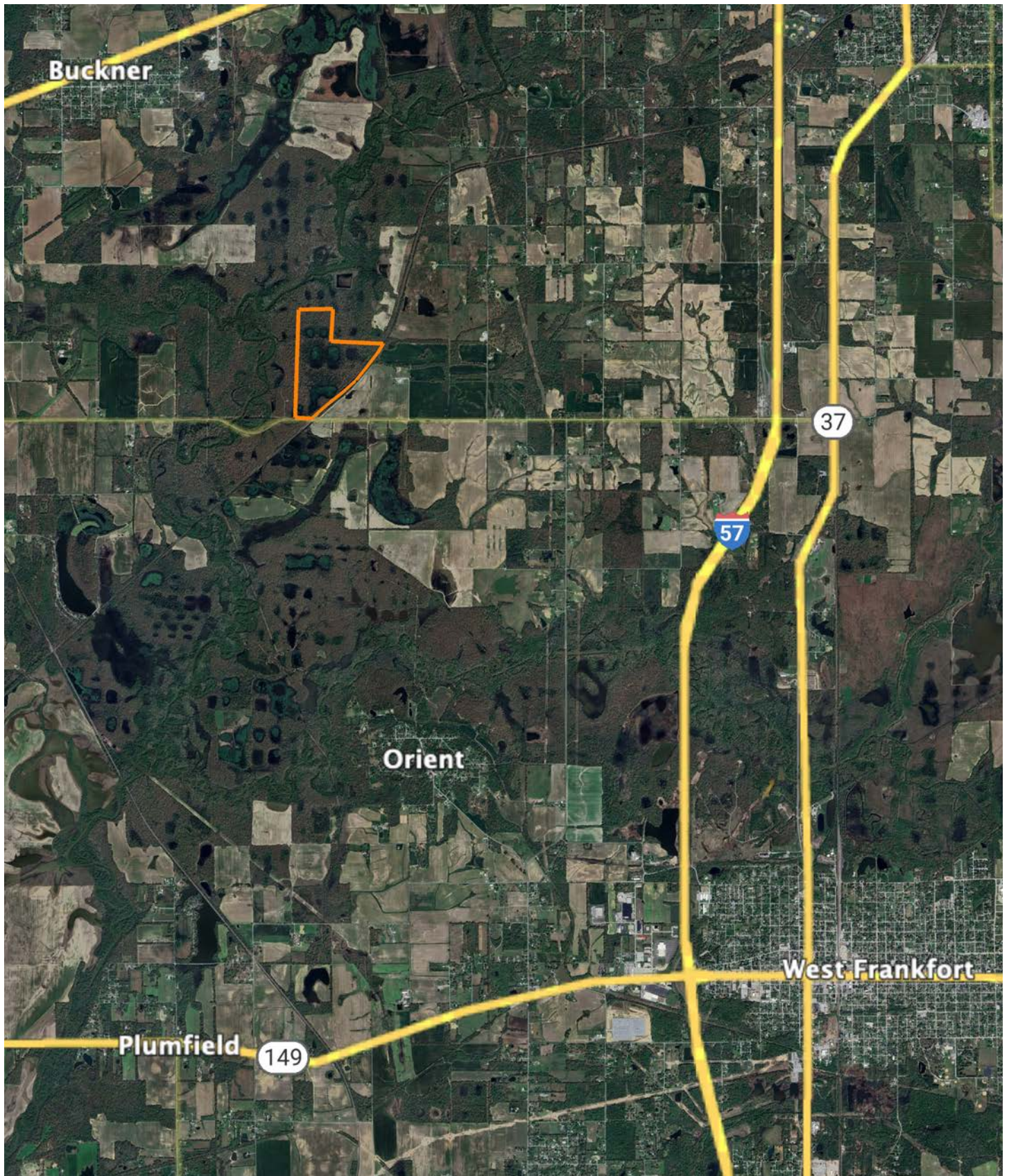


Soils data provided by USDA and NRCS.

Area Symbol: IL055, Soil Area Version: 18

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 NC Cor	
**3422A	Cape silty clay loam, 0 to 2 percent slopes, frequently flooded	107.83	65.2%		> 6.5ft.	FAV	**122	**41	**52	**58	0	**3.90	**93	38		
**1085A	Jacob silty clay, undrained, 0 to 2 percent slopes, frequently flooded	25.18	15.2%		> 6.5ft.	FAV	**52	**20	**22	**23	0	**1.70	**41	14		
W	Water	14.29	8.6%		> 6.5ft.											
**122B	Colp silt loam, 2 to 5 percent slopes	13.33	8.1%		> 6.5ft.	UNF	**131	**41	**55	**70	0	**4.20	**96	66		
338A	Hurst silt loam, 0 to 2 percent slopes	4.72	2.9%		> 6.5ft.	UNF	134	44	55	68	0	4.10	100	64		
Weighted Average								101.9	34.3	43.3	48.9	-.	3.3	77.5	*n 34.1	*n

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

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