

MIDWEST LAND GROUP PRESENTS

222 ACRES

# FRANKLIN COUNTY, IL

YELLOWBANKS ROAD, BENTON, ILLINOIS, 62812



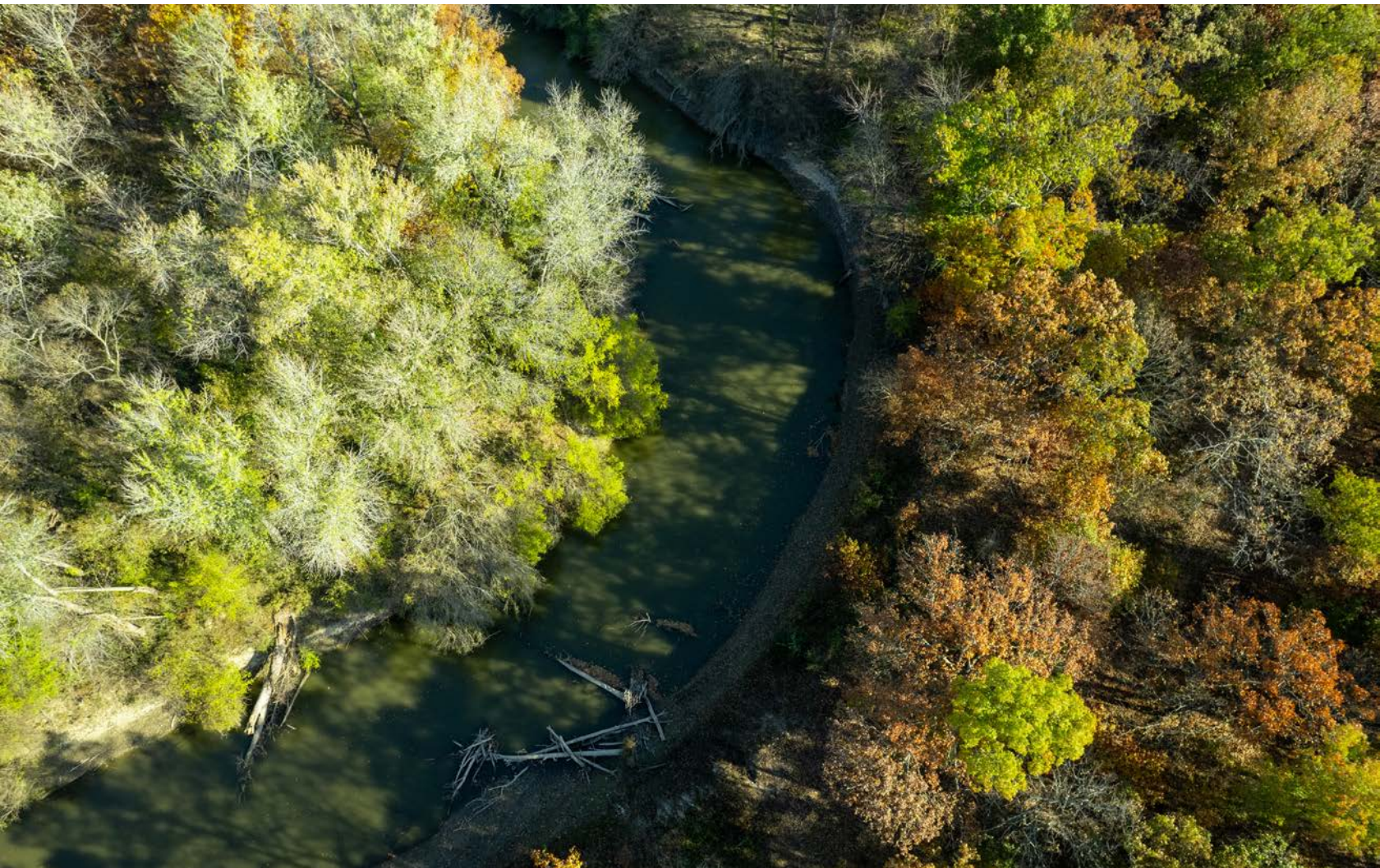
[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 222 ACRE OF PREMIER HUNTING IN SOUTHERN ILLINOIS

This 222 +/- acres in Franklin County, Illinois, is a premier sportsman's paradise. This all-timber farm has been select cut through the years by the previous owners. A large portion of the property has the Big Muddy River flowing through it, which is known to produce some trophy-class whitetails. This farm is truly a fit for any outdoor enthusiast. Whether you want to hunt trophy bucks in the fall, shoot ducks over one of the timber sloughs, chase spring gobblers,

or kick back and fish the banks of the river, you are guaranteed to have a great time on this farm. Imagine owning your own outdoor paradise! Larger tracts like this are getting harder to find so don't miss out on this great farm. This truly is in an area known to have trophy-class whitetails. There is an additional 165 +/- acres available just across the road as well. To schedule a showing, call the listing agent Scott Schroeder at (815) 383-0702.



# PROPERTY FEATURES

PRICE: **\$932,400** | COUNTY: **FRANKLIN** | STATE: **ILLINOIS** | ACRES: **222**

- Whitetail deer hunting
- Turkey hunting
- Duck hunting
- Fishing
- Big Muddy River
- Trail system
- Timber stand program
- Less than a mile from over 1,700 acres of state-owned Orient Bottoms
- 5 mile from Interstate 57
- 5 mile to Benton, IL
- 12 miles from Rend Lake
- 80 miles from St. Louis
- 64 miles from Paducah, KY



# TIMBER STAND PROGRAM

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This 222 +/- acres in Franklin County, Illinois, is a premier sportsman's paradise. This all-timber farm has been select cut through the years by the previous owners.



# BIG MUDDY RIVER

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# WHITETAIL DEER HUNTING

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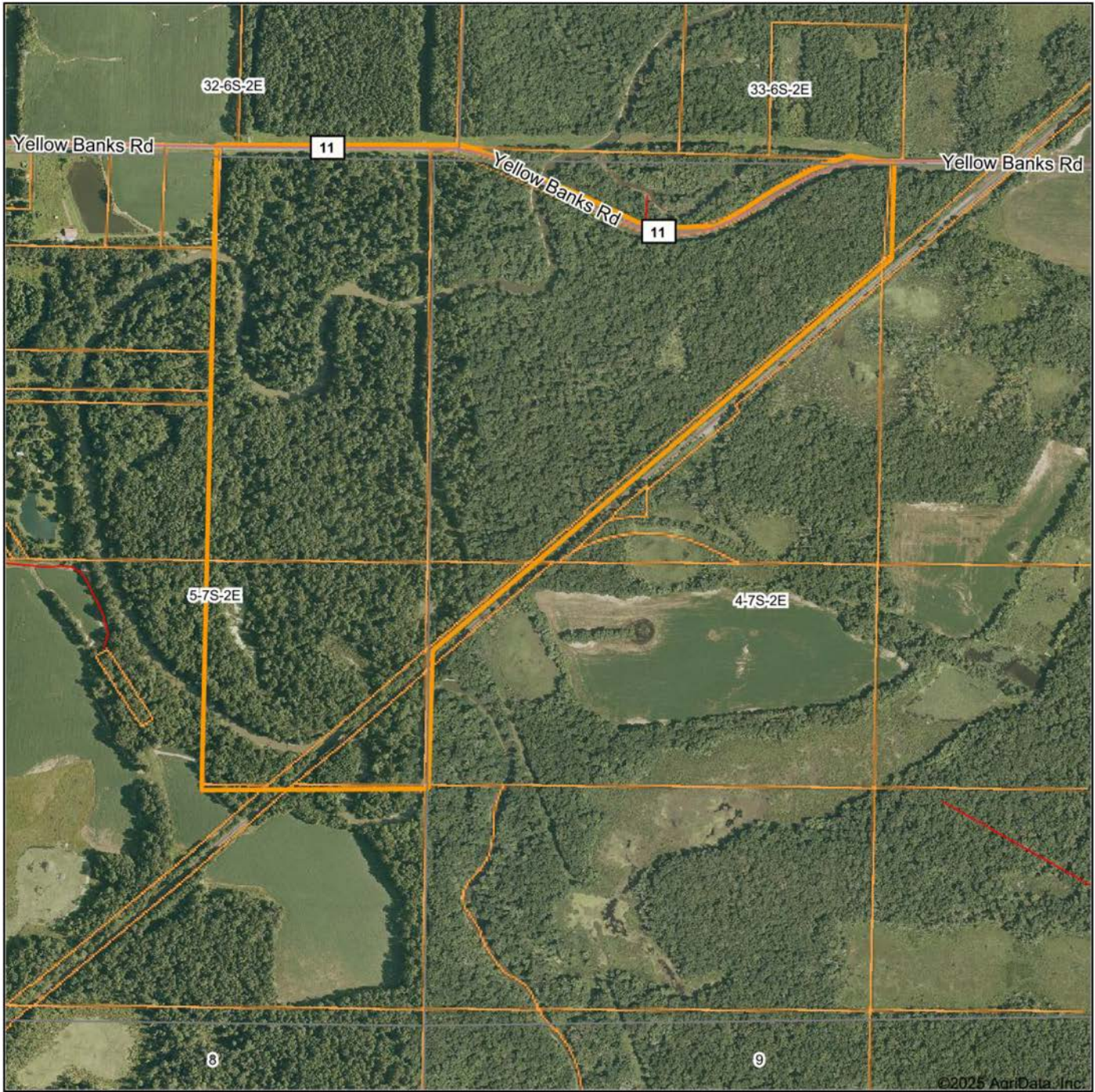


# TRAIL SYSTEM

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# AERIAL MAP



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Boundary Center: 37° 56' 41.52, -89° 0' 2.42



Maps Provided By:



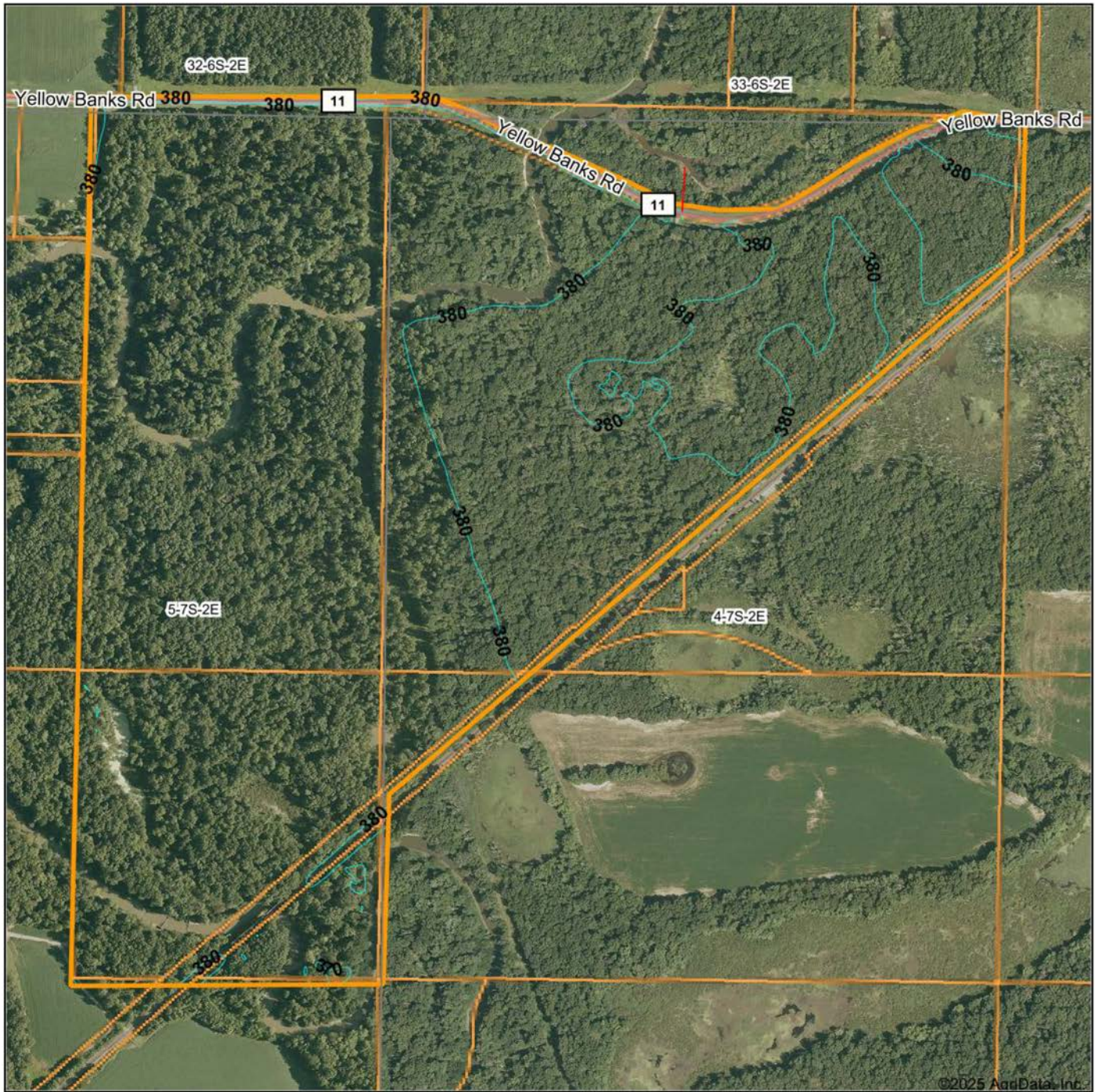
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**4-7S-2E**  
**Franklin County**  
**Illinois**



3/13/2025

# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

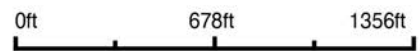
Min: 368.5

Max: 391.2

Range: 22.7

Average: 376.1

Standard Deviation: 4.69 ft



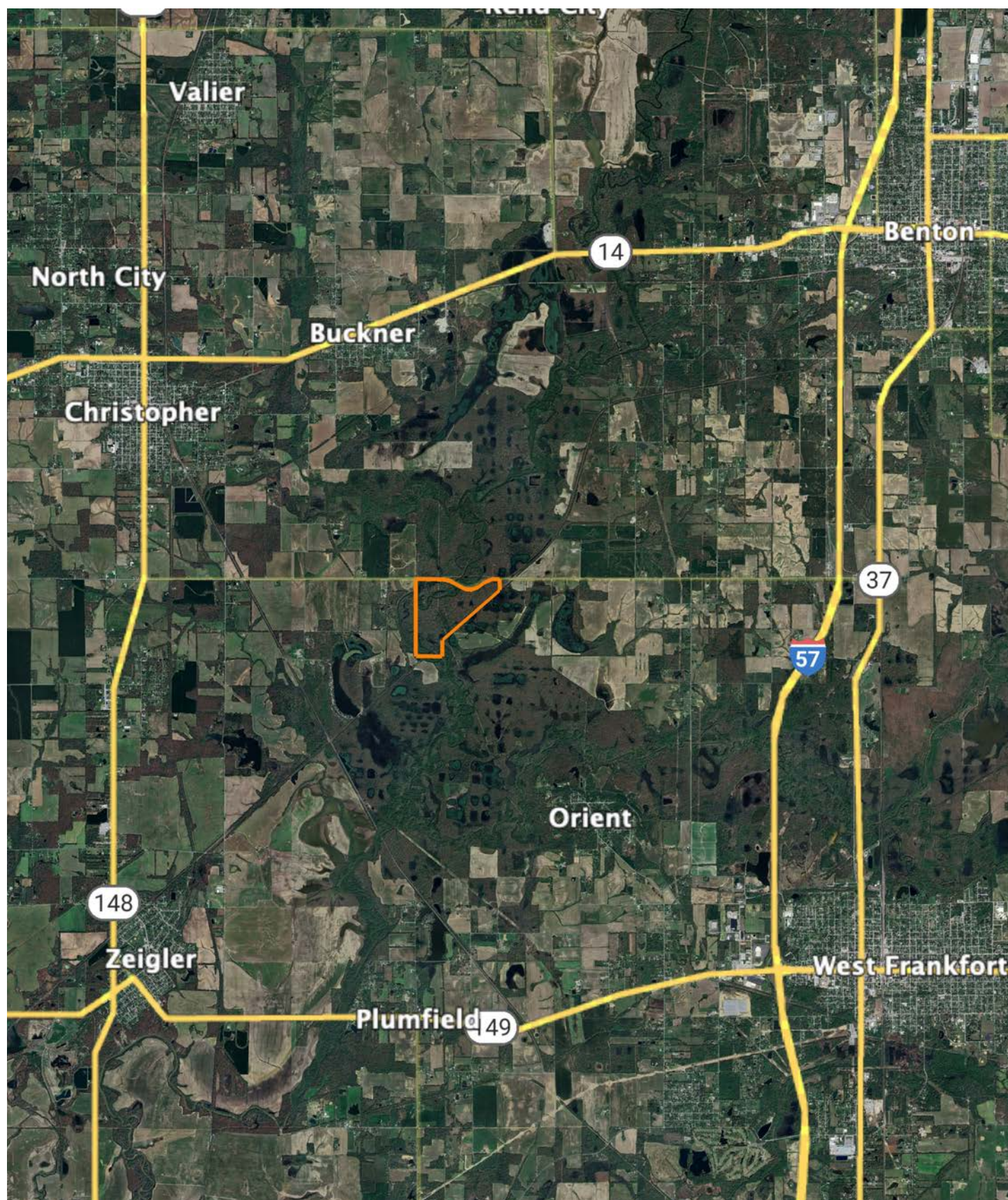
3/13/2025

**4-7S-2E**  
**Franklin County**  
**Illinois**

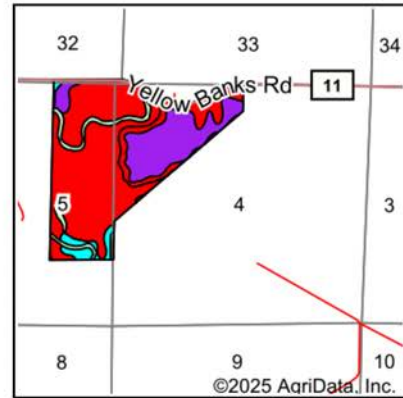
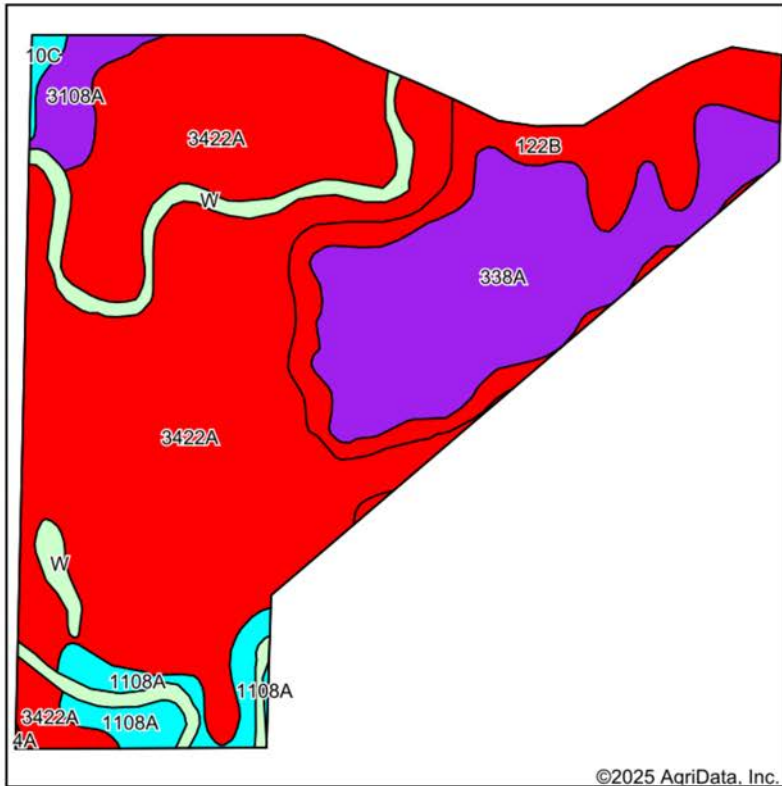
Boundary Center: 37° 56' 41.52, -89° 0' 2.42



# OVERVIEW MAP



# SOIL MAP



State: **Illinois**  
 County: **Franklin**  
 Location: **4-7S-2E**  
 Township: **Denning**  
 Acres: **222.08**  
 Date: **3/13/2025**



Maps Provided By:



Area Symbol: IL055, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCI Cor
**3422A	Cape silty clay loam, 0 to 2 percent slopes, frequently flooded	125.67	56.7%		> 6.5ft.	FAV	**122	**41	**52	**58	0	**3.90	**93	38	
338A	Hurst silt loam, 0 to 2 percent slopes	45.27	20.4%		> 6.5ft.	UNF	134	44	55	68	0	4.10	100	64	
**122B	Colp silt loam, 2 to 5 percent slopes	25.41	11.4%		> 6.5ft.	UNF	**131	**41	**55	**70	0	**4.20	**96	66	
W	Water	11.58	5.2%		> 6.5ft.										
**1108A	Bonnie silt loam, undrained, 0 to 2 percent slopes, frequently flooded	7.83	3.5%		> 6.5ft.	FAV	**75	**25	**30	0	**59	**2.30	**56	27	

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

# SOIL MAP CONT.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NC Cor	
**3108A	Bonnie silt loam, 0 to 2 percent slopes, frequently flooded	5.24	2.4%		> 6.5ft.	FAV	**134	**44	**53	0	**105	**4.10	**100	56		
**10C	Plumfield silty clay loam, 5 to 10 percent slopes	0.98	0.4%		1ft. (Fragipan)	UNF	**79	**26	**30	0	**67	**2.60	**60	27		
84A	Okaw silt loam, 0 to 2 percent slopes	0.10	0.0%		1.2ft. (Abrupt textural change)	FAV	129	42	55	66	0	3.80	96	61		
<b>Weighted Average</b>								<b>117.6</b>	<b>38.9</b>	<b>49.4</b>	<b>54.7</b>	<b>4.9</b>	<b>3.7</b>	<b>88.6</b>	<b>*n 44.5</b>	<b>*n</b>

**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 Il. Soils EFOTG

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

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

<sup>e</sup> 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"

## 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

**618.364.3239**

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



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