

MIDWEST LAND GROUP PRESENTS

61 ACRES IN

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# POPE COUNTY ILLINOIS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED PROPERTY WITH BUILD SITE IN SOUTHERN, ILLINOIS

Midwest Land Group is proud to present this 61 +/- acre farm. Located in Pope County, Illinois just 21 miles from Metropolis, Illinois, and I-24. This farm is at the end of a private county road with utilities including electricity and water available. As you pull into the property you will drive through pasture to the old home site, which burnt a few years back, and gaze across the rolling hills. Behind the old house, you will see the stocked pond.

This farm is currently being used as pasture for the owner's cattle. With the neighboring properties to the east and south being larger timber tracts this farm could be turned into a hunter's dream with food plots

and native grasses. Just imagine sitting in a box blind looking down one of the ridge lines and watching deer and turkeys feed through the property. I found a shed antler and heard a couple of long beards gobbling as I toured this property. This farm could truly be set up for a great recreational property for all outdoors enthusiasts. With 61 +/- acres there is plenty of room for agriculture fields as well.

If you're looking for a great farm with many different options and a few different build sites give Land Agent Scott Schroeder a call to schedule your private tour.



## PROPERTY FEATURES

PRICE: **\$280,000** | COUNTY: **POPE** | STATE: **ILLINOIS** | ACRES: **61**

- 61 +/- acres
- Build site
- Electric and water available
- Stocked pond
- Rolling hills
- Pasture
- Some timber
- Thicket area
- Deer
- Turkeys
- Taxes \$633.08 per year
- 18 miles to Paducah, KY
- 21 miles to Metropolis, IL
- 152 miles to Nashville, TN
- 193 miles to Memphis, TN
- 381 miles to Chicago, IL



## BUILD SITE

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## PASTURE

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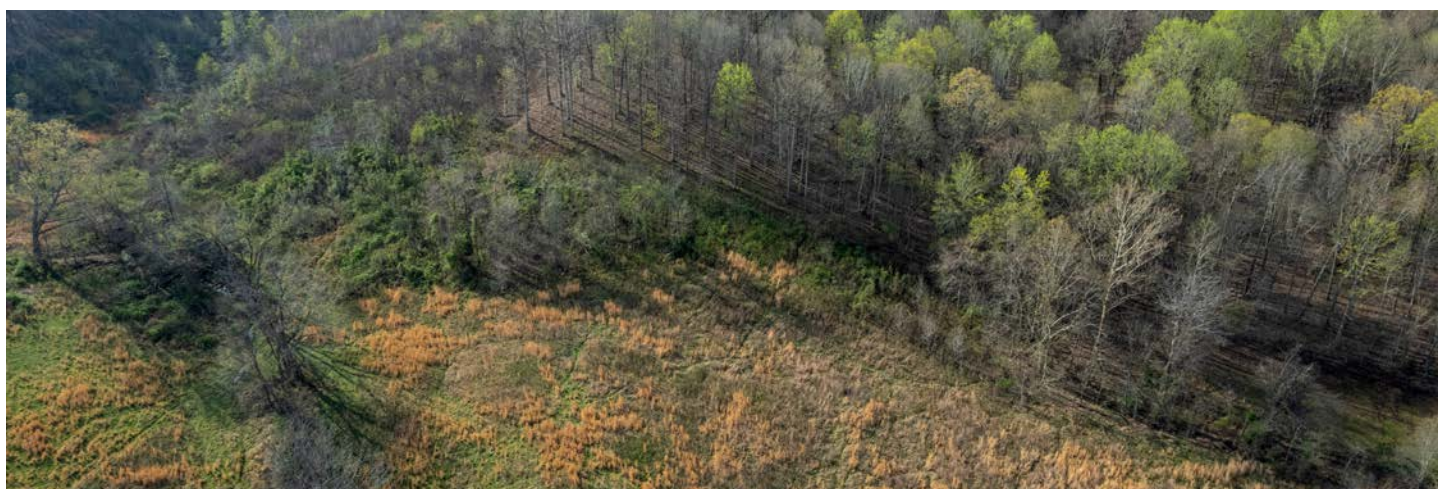
# STOCKED POND

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# HUNTING OPPORTUNITIES

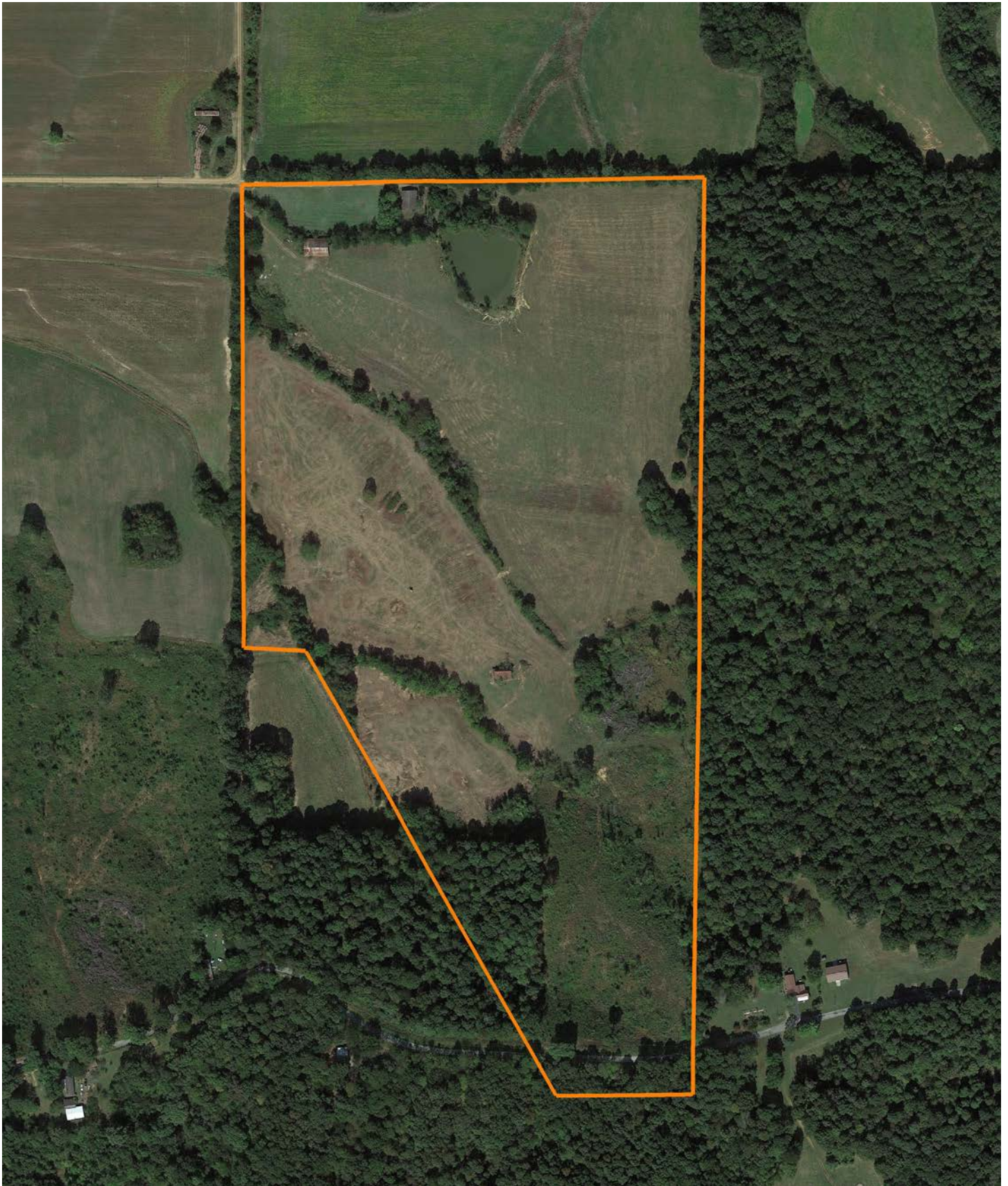
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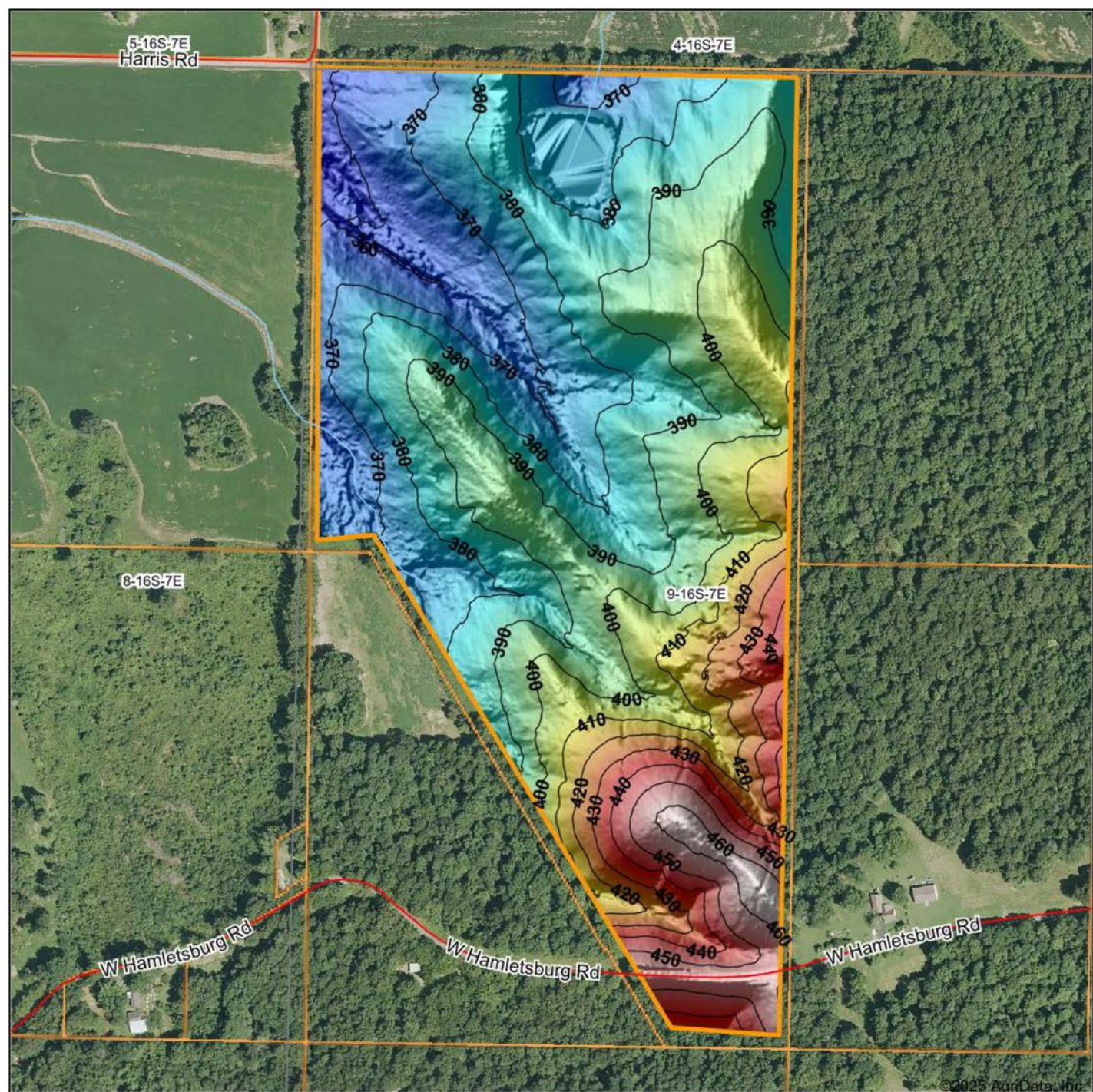
# AERIAL MAP

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# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 355.0  
Max: 465.2  
Range: 110.2  
Average: 395.1  
Standard Deviation: 25.1 ft

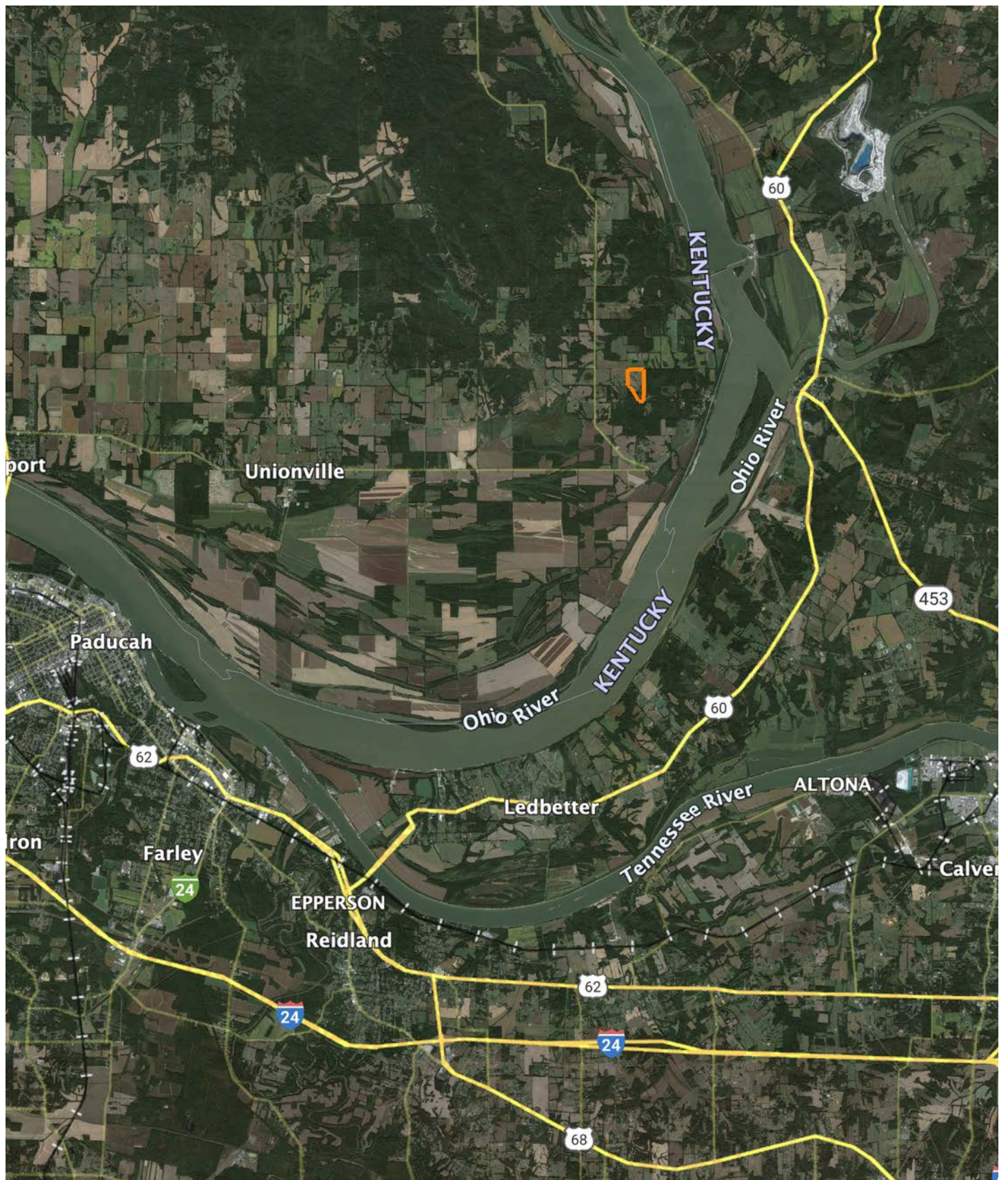


**9-16S-7E**  
**Pope County**  
**Illinois**

Boundary Center: 37° 8' 27.67, -88° 27' 5.43



# 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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## MidwestLandGroup.com

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