

MIDWEST LAND GROUP PRESENTS

41 ACRES IN

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# ALEXANDER COUNTY ILLINOIS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# MATURE TIMBER INVESTMENT WITH EXCELLENT HUNTING

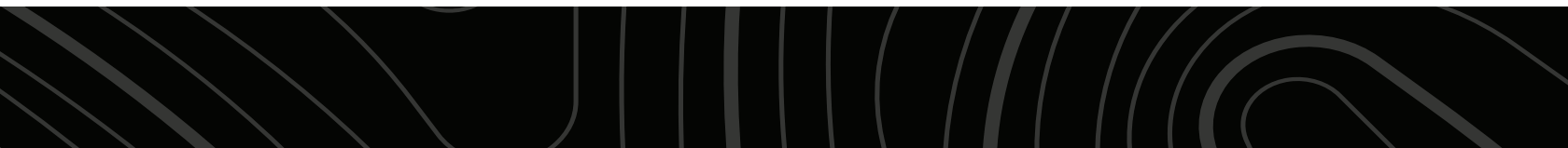
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This 41 +/- acre tract located just 3.5 miles from Thebes, Illinois, offers excellent whitetail deer and turkey hunting with the northern boundary bordering thousands of acres Shawnee National Forest. From an investment perspective, this property has mature timber that could help offset the cost of the property by harvesting some or all of the timber.

The property has a nice “U” shaped ridgeline with a few draws that is a natural travel corridor for deer and

turkey. Imagine sitting on one of the ridgelines and watching that trophy whitetail scent checking for a hot doe or calling in that big long beard from a nearby ridge top!

Access to this property could be through the Shawnee Forest or possibly with permission from a private landowner neighbor. Contact Land Agent Scott Schroeder at (815) 383-0702 for additional information or to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$160,000** | COUNTY: **ALEXANDER** | STATE: **ILLINOIS** | ACRES: **41**

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- Marketable timber
- Borders Shawnee Natural Forest
- Ridge top views
- Creek along northern boundary
- Deer and turkey hunting
- Mushroom hunting
- Taxes \$24.00 per year
- 3.5 miles from Thebes, IL
- 12 miles from Cape Girardeau, MO
- 26 miles from Cairo, IL
- 55 miles from Metropolis, IL





# MARKETABLE TIMBER

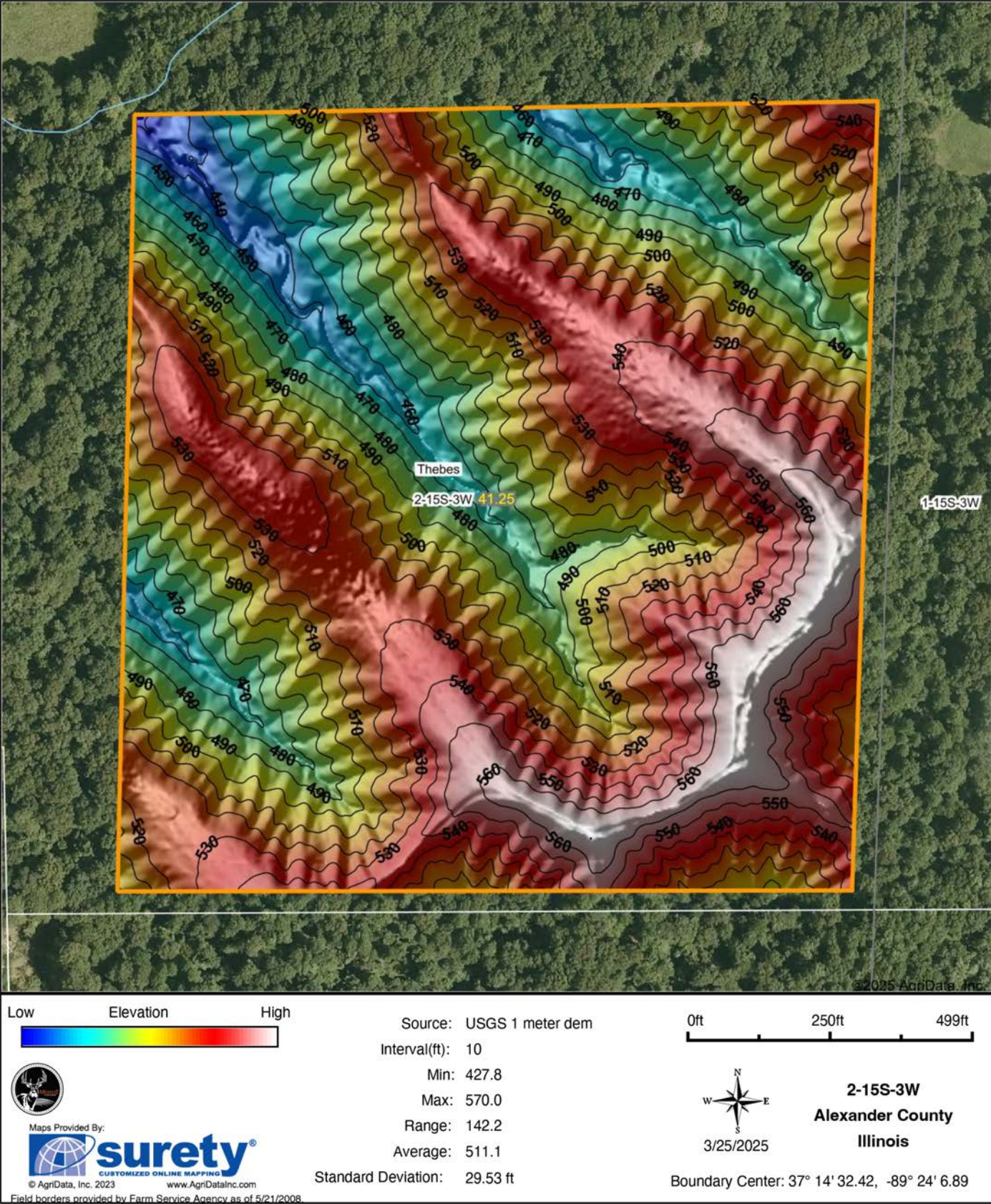
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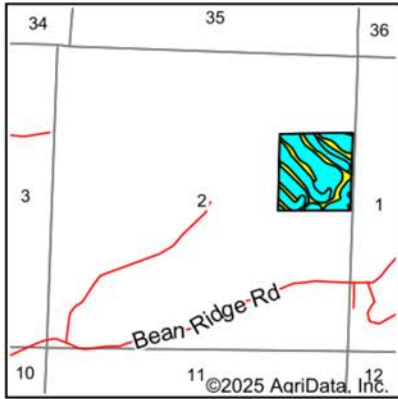
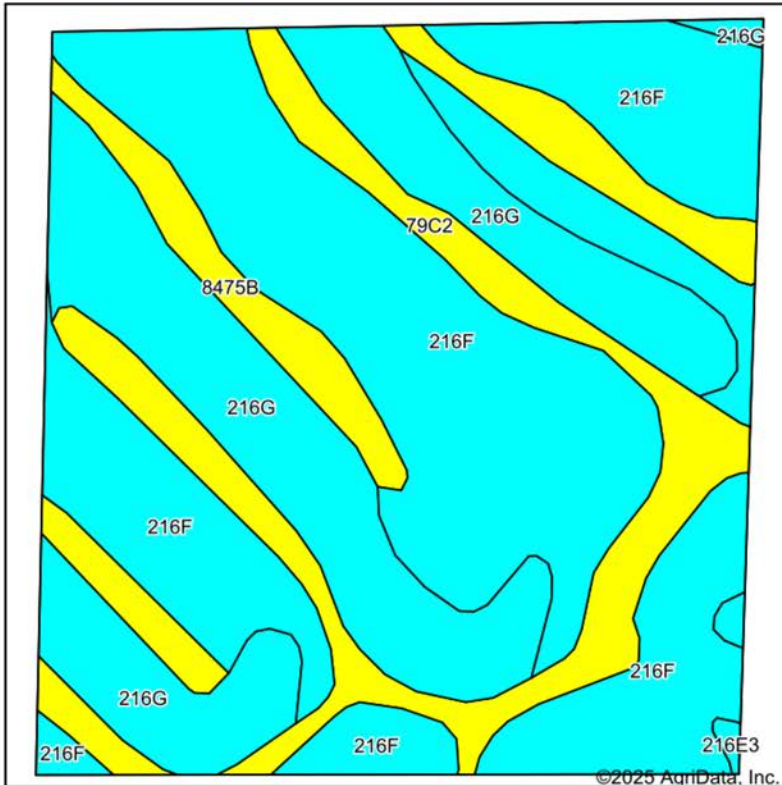


# HILLSHADE MAP





# SOILS MAP



State: **Illinois**  
County: **Alexander**  
Location: **2-15S-3W**  
Township: **Thebes**  
Acres: **41.25**  
Date: **3/25/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

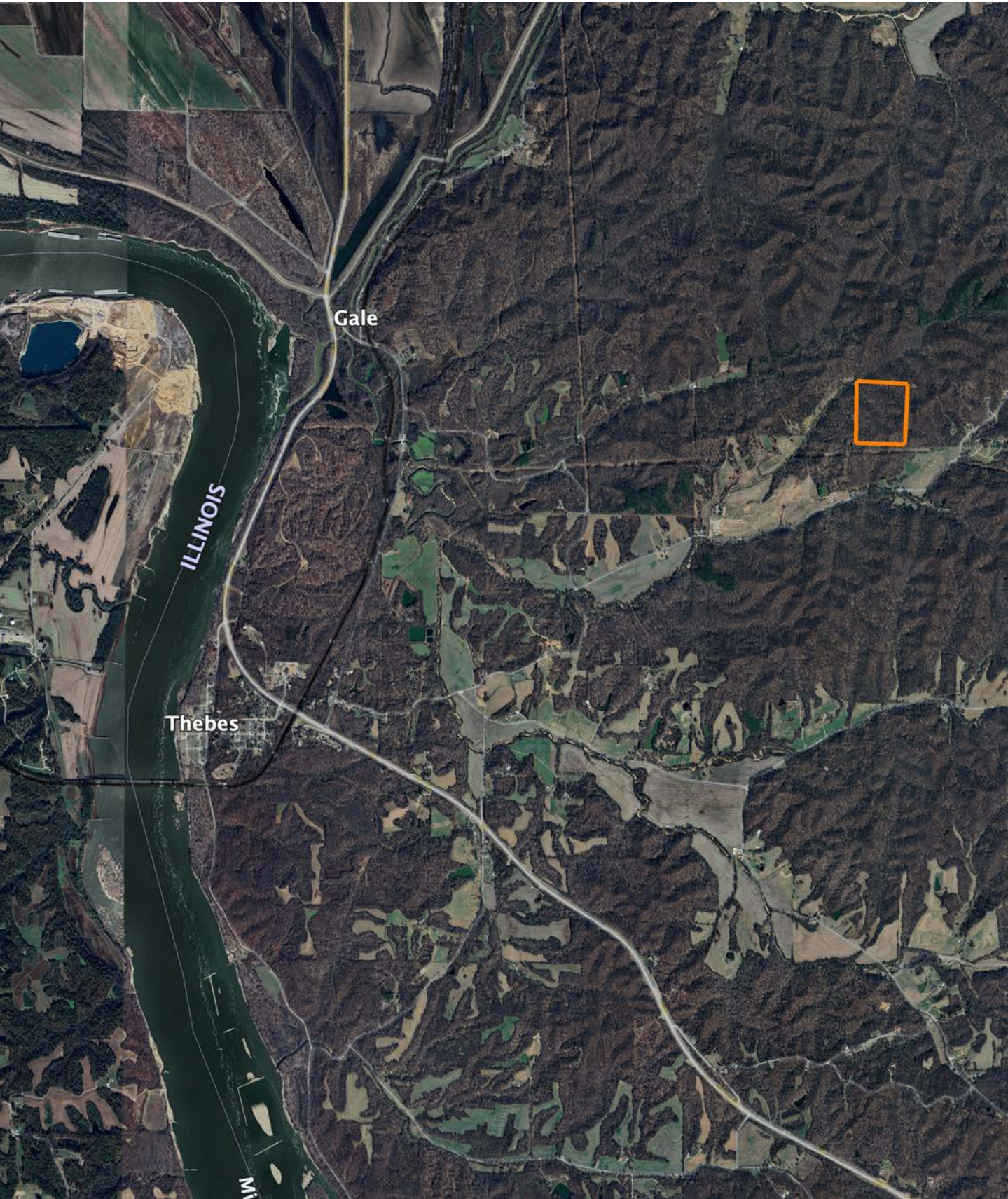
Area Symbol: IL003, Soil Area Version: 22

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 NCi Cor
**216F	Stookey silt loam, 25 to 35 percent slopes	21.06	51.1%		> 6.5ft.	FAV	**106	**32	**39	0	**78	**3.00	**76	18	
**216G	Stookey silt loam, 35 to 70 percent slopes	11.05	26.8%		> 6.5ft.	FAV	**75	**23	**28	0	**55	**2.00	**54	18	
**79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	5.37	13.0%		> 6.5ft.	FAV	**153	**47	**59	0	**113	**5.00	**112	69	
**8475B	Elsah silt loam, 1 to 4 percent slopes, occasionally flooded	3.60	8.7%		> 6.5ft.	FAV	**146	**49	**55	**67	0	**4.00	**109	60	
**216E3	Stookey silt loam, 18 to 25 percent slopes, severely eroded	0.17	0.4%		> 6.5ft.	FAV	**110	**34	**41	0	**81	**3.00	**79	36	
Weighted Average							107.3	33	40.1	5.8	69.6	3.1	77.7	*n 28.4	*i

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



# 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

**618.364.3239**

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



## MidwestLandGroup.com

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