

MIDWEST LAND GROUP PRESENTS

38.7 ACRES IN

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# JOHNSON COUNTY ILLINOIS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUILDABLE TIMBER TRACT WITH POND IN SOUTHERN ILLINOIS

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Located west of Goreville in Johnson County, Illinois, this 38.7 +/- acre tract will check most of the boxes. As you drive down the dead-end county road, you will get off into your own private piece of Southern Illinois. This tract already has electricity on site, with public water approximately 1,500 feet from the property corner. Whether you are looking to build that dream home or build that hunting cabin, this tract is ready for you!

The property is mostly wooded with a nice 1-acre pond. The timber is a mixture of hard and soft woods. Several years ago, a section of the property was planted for a Christmas tree farm that was never cut. Running through the center of the property is a rock creek that flows down alongside the pond. In the northeast corner, you can hike up about 100' to some awesome views. With thick

cover, ridge lines, water, and some added food plots, this property will truly be a sportsman's paradise. It is already loaded with deer and turkey, and has a bonus of mushroom hunting!

All of this is located less than a mile from Ferne Clyffe State Park, which offers over 2,000 acres of recreational area. Located in the middle of beautiful Southern Illinois, there are plenty of opportunities for hiking, biking, horseback riding, fishing, hunting, boating, wine trail, shopping, and more! Sitting between Interstate 57 and Interstate 24, easy access to either Interstate is a breeze. Properties like this one rarely come up in this area, so don't miss out on this one. Call today to schedule your private showing!





# PROPERTY FEATURES

PRICE: **\$212,000** | COUNTY: **JOHNSON** | STATE: **ILLINOIS** | ACRES: **38.7**

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- Buildable
- Electricity and water are available
- Pond
- On dead-end road
- Creek
- Hard and soft woods
- Thick cover
- Area for food plots
- Deer
- Turkey
- Goreville school district
- 5 minutes to Goreville, IL
- 16 minutes to Vienna, IL
- 20 minutes to Marion, IL
- 46 minutes to Paducah, KY
- 2.5 hours to Saint Louis
- 5 hours to Chicago





# BUILDABLE

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This tract already has electricity on site, with public water approximately 1,500 feet from the property corner. Whether you are looking to build that dream home or build that hunting cabin, this tract is ready for you!





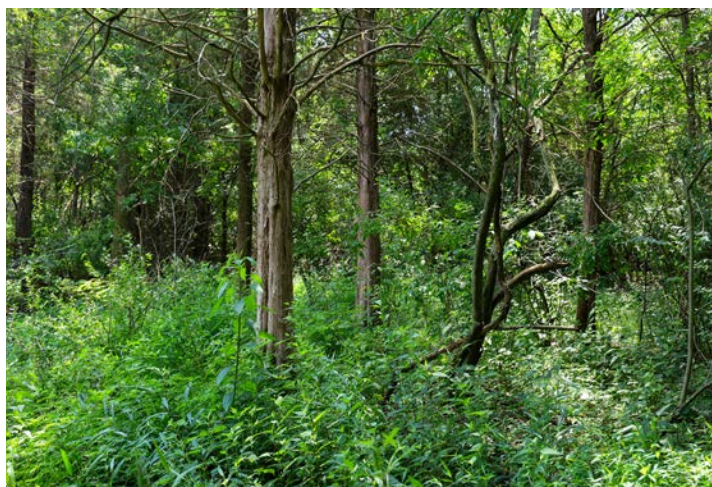
# 1-ACRE POND

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## HARD AND SOFT WOODS

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# HUNTING OPPORTUNITIES

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With thick cover, ridge lines, water, and some added food plots, this property will truly be a sportsman's paradise. It is already loaded with deer and turkey, and has a bonus of mushroom hunting!





# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 37° 32' 39.35, -89° 0' 16.56

0ft 849ft 1698ft



Maps Provided By:



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20-11S-2E  
Johnson County  
Illinois

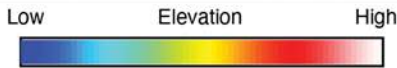
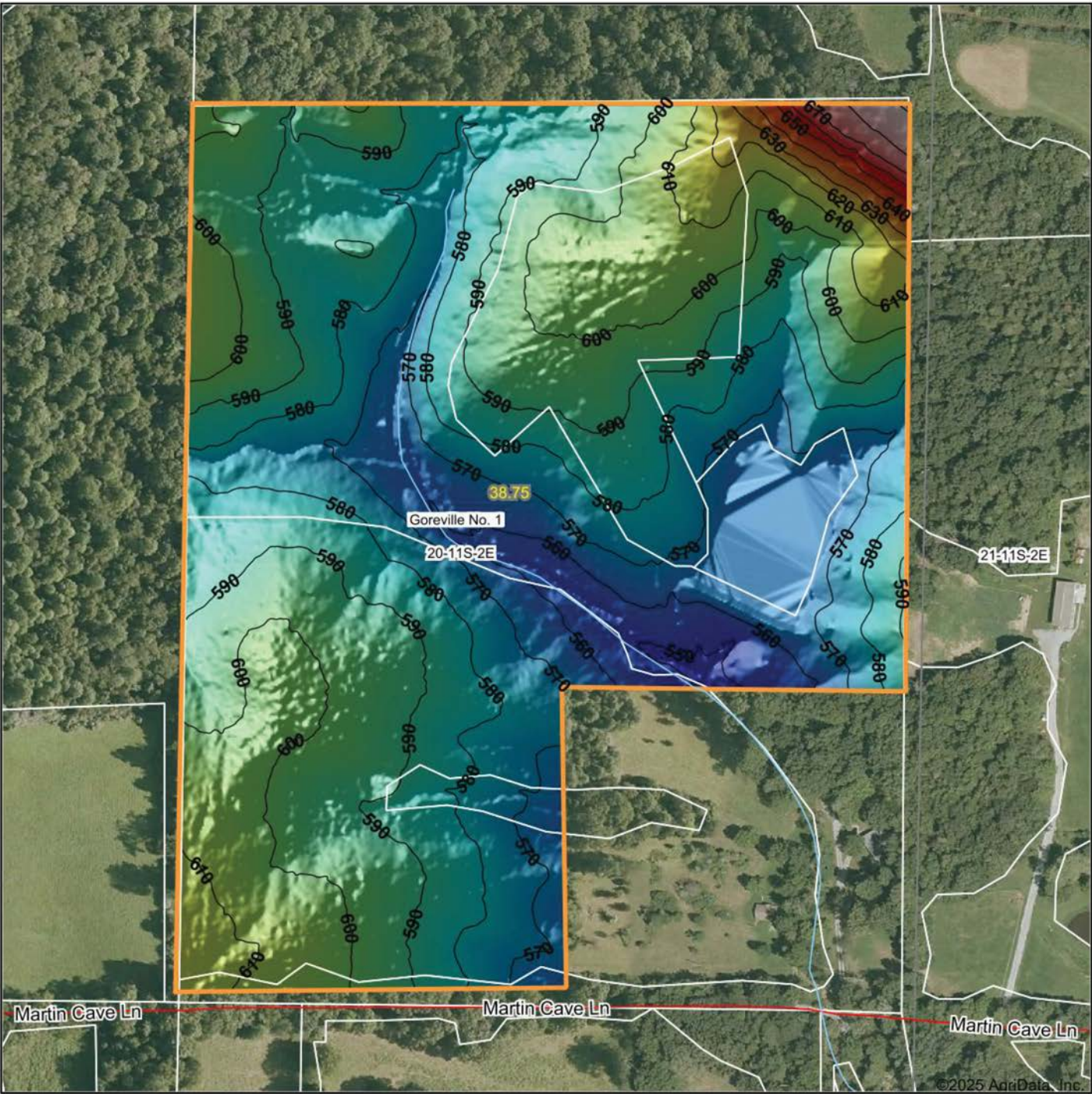


7/3/2025

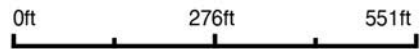
Field borders provided by Farm Service Agency as of 5/21/2008.



# HILLSHADE MAP



Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 544.5  
Max: 691.1  
Range: 146.6  
Average: 587.5  
Standard Deviation: 18.31 ft



**20-11S-2E**  
**Johnson County**  
**Illinois**

Boundary Center: 37° 32' 39.35, -89° 0' 16.56



Maps Provided By:

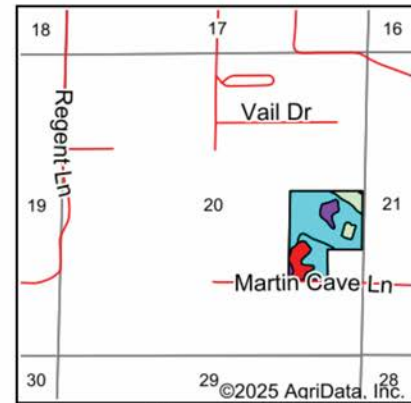
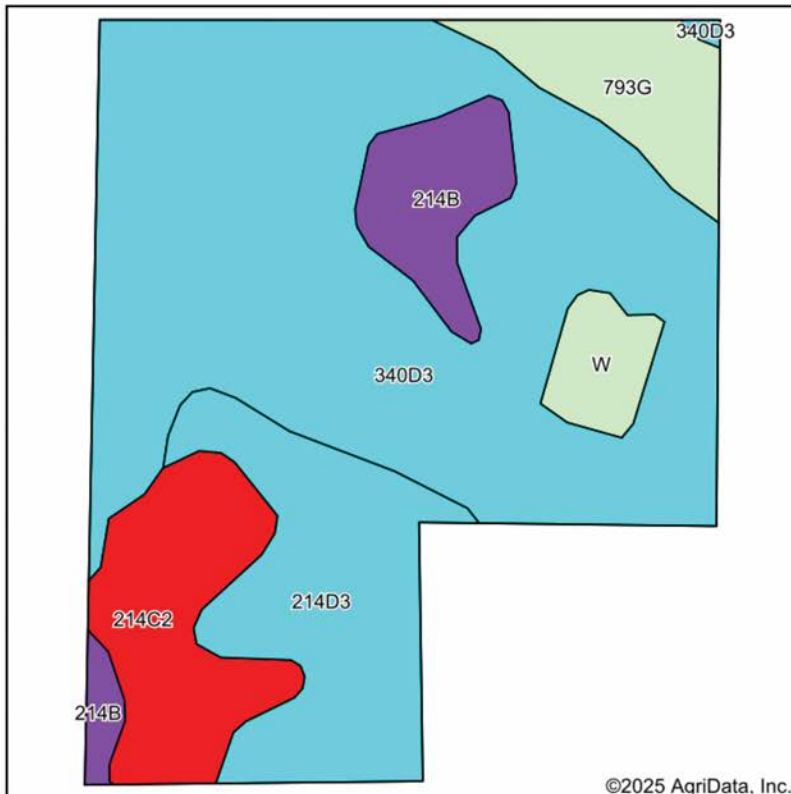


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Field borders provided by Farm Service Agency as of 5/21/2008.



# SOILS MAP



State: **Illinois**  
 County: **Johnson**  
 Location: **20-11S-2E**  
 Township: **Goreville No. 1**  
 Acres: **38.75**  
 Date: **7/3/2025**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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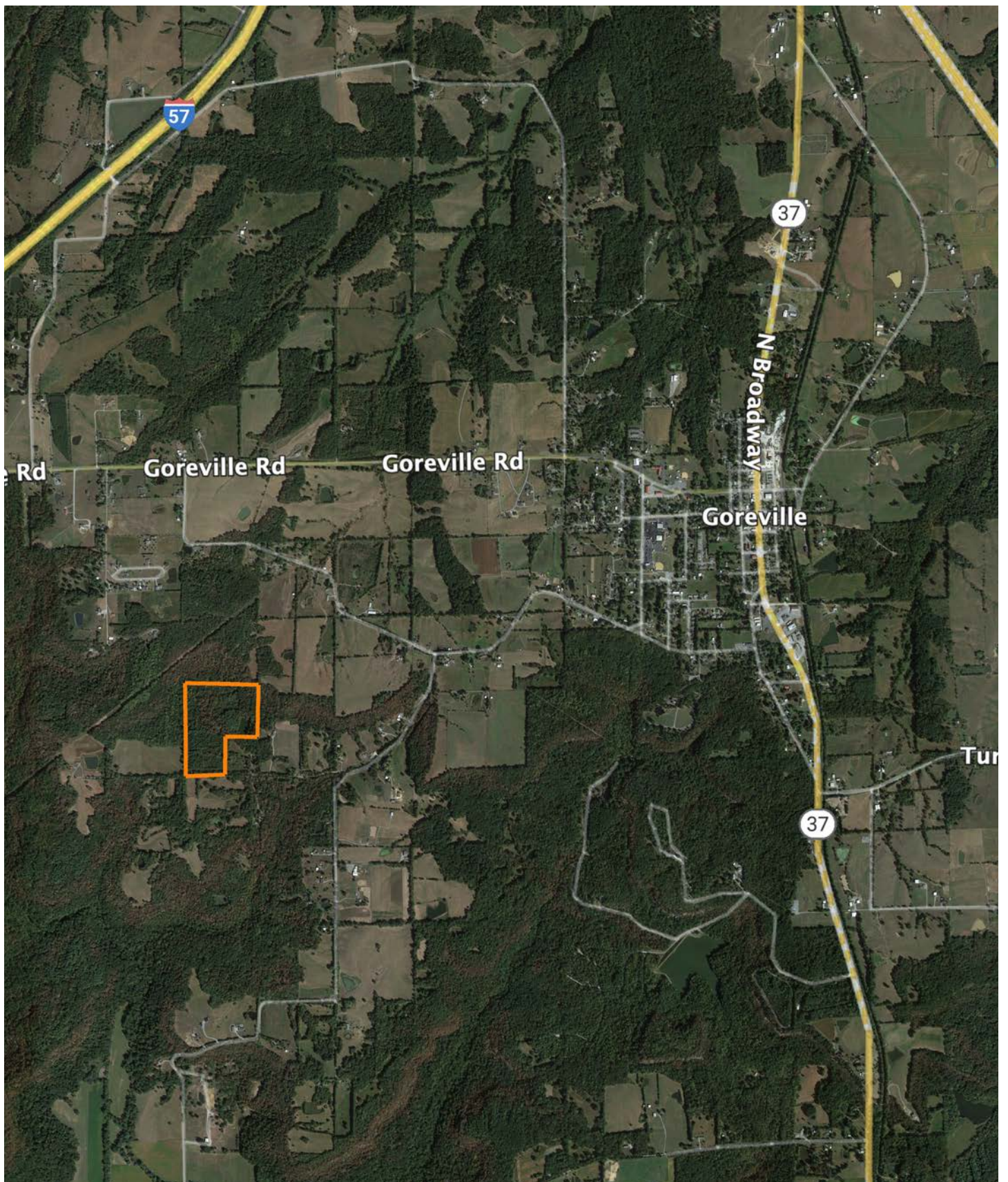
Soils data provided by USDA and NRCS.

Area Symbol: IL087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	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 NCC Con
**340D3	Zanesville silt loam, 10 to 18 percent slopes, severely eroded	22.11	57.0%		1.4ft. (Fragipan)	UNF	**83	**29	**36	**41	0	**3.00	**63	33	
**214D3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	6.23	16.1%		1.9ft. (Fragipan)	UNF	**94	**31	**39	0	**74	**2.00	**70	33	
**214C2	Hosmer silt loam, 5 to 10 percent slopes, eroded	4.18	10.8%		2ft. (Fragipan)	UNF	**125	**41	**52	0	**98	**3.00	**93	43	
**214B	Hosmer silt loam, 2 to 5 percent slopes	2.57	6.6%		2.3ft. (Fragipan)	UNF	**137	**45	**57	0	**108	**4.00	**103	58	
**793G	Berks, Muskingum, and Weikert soils, 35 to 70 percent slopes	2.50	6.5%		2.3ft. (Lithic bedrock)	UNF	**30	**11	**13	**14	0	**1.00	**23	9	
Weighted Average							87	29.6	37	24.3	29.6	2.7	65.5	*n 33.2	*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,**  
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## MidwestLandGroup.com

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