

MIDWEST LAND GROUP PRESENTS

82 ACRES

ALEXANDER COUNTY, IL

20601 MAGGIE LN, TAMMS, ILLINOIS, 62988



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 82 +/- ACRES TUCKED NEXT TO THE SHAWNEE NATIONAL FOREST

Tucked in next to over 11,000 acres of Shawnee National Forest sits this beautiful 82 +/- acre tract with a self-sufficient home, ponds, outbuildings, and so much more. Take a winding, picturesque drive down the wooded lane to this secluded property that is ideal for the self-sustaining owner with the desire to disconnect and reconnect with nature. This live-off-the-grid gem is ready to go with solar power, rainwater harvesting, wood-burning heat, a stocked pond, pasture, and plenty of room to claim as your own.

Say goodbye to your electric, natural gas, water, and sewer bills in this 3-level home. For those who prefer traditional utilities and living, public water and electric connections are available nearby, approximately ¼ mile away. The farmhouse boasts 1,450 square feet of space, including 1.5 baths and 2 bedrooms. The upper bedroom has its own half bath, while the master bedroom is on the main level. The main level has all you need in the kitchen and living area, and is ready for your final touches. The walkout basement has a wood-burning stove, solar equipment including back-up batteries for the house, and a large water storage tank. The owners of this property chose to create an off-grid source of electricity consisting of 12 solar panels and lead-acid batteries in 2005. Since then, the system has been upgraded to include 50 panels and 5 large lithium-ion batteries. The current system provides redundancy, as 3 groups of panels function

independently and have their own battery banks. Two of these groups are connected to the farmhouse and are capable of providing both 120 and 240 volts through the service panel. The third group is dedicated to the large barn. In the event of extended days of cloudy weather, all three banks can be charged with the two generators.

Three outbuildings boast extra storage and livestock spaces. There is a small cabin the current owners call their 'syrup cabin', where they collect and process maple syrup from their resident maples. There is a 2 acre stocked pond directly off the back of the home, while there are several smaller ponds throughout the property to attract wildlife or to water and cool livestock. There is even a dry weather creek. There are about 15 acres to be used per your choice of pasture or food plots, or whatever your wish. There are deer and turkey aplenty, along with mushroom hunting for those lovers of fungus! Explore the beauty of this property and resident wildlife with its picturesque valley, steep hills, and ponds. After a day of hiking in the woods, enjoy the sunset on the deck located on the side of the home that looks out on the natural beauty this secluded property offers and the peace it brings you.

This is truly a one-of-a-kind property you must see to appreciate. Whether you are interested in off-the-grid living, hobby farming, or a wonderful hunting property, you will not want to miss the property!

PROPERTY FEATURES

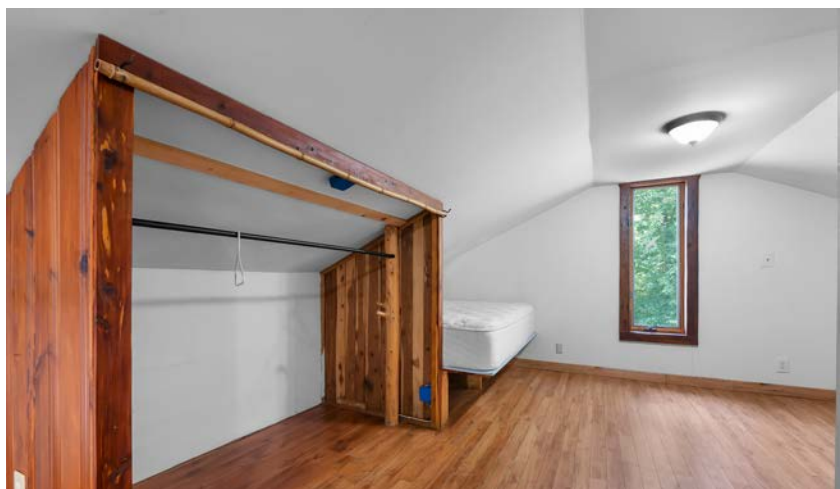
PRICE: **\$450,000** | COUNTY: **ALEXANDER** | STATE: **ILLINOIS** | ACRES: **82**

- Off grid living
- Solar power
- 1,450 sq. ft. farmhouse
- Outbuildings
- Ponds
- Creek
- Deer hunting
- Turkey hunting
- Mushroom hunting
- Lumber kiln
- Pasture area for livestock or food plots
- 21 miles to Cape Girardeau, MO
- 24 miles to Anna, IL
- 57 miles to Paducah, KY
- 137 miles to St. Louis, MO



1,450 SQ. FT. FARMHOUSE

Say goodbye to your electric, natural gas, water, and sewer bills in this 3-level home. The farmhouse boasts 1,450 square feet of space, including 1.5 baths and 2 bedrooms.



OFF GRID LIVING

The walkout basement has a wood-burning stove, solar equipment including back-up batteries for the house, and a large water storage tank. The owners of this property chose to create an off-grid source of electricity consisting of 12 solar panels and lead-acid batteries in 2005. Since then, the system has been upgraded to include 50 panels and 5 lithium-ion batteries.



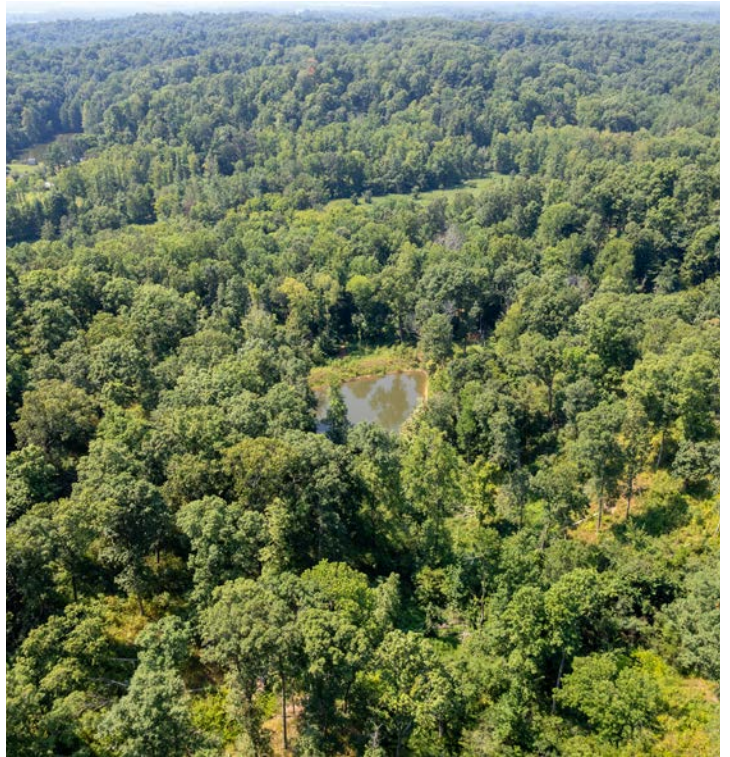
15 ACRES OF OPEN GROUND



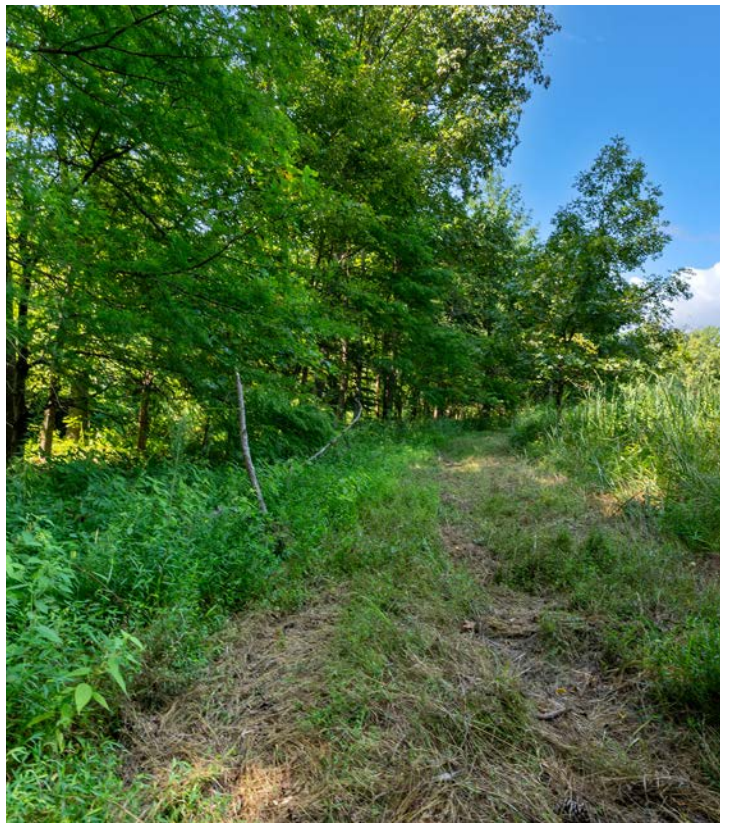
MULTIPLE OUTBUILDINGS



PONDS



TIMBER



AERIAL MAP



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Maps Provided By:



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Boundary Center: 37° 11' 33.36, -89° 20' 30.24

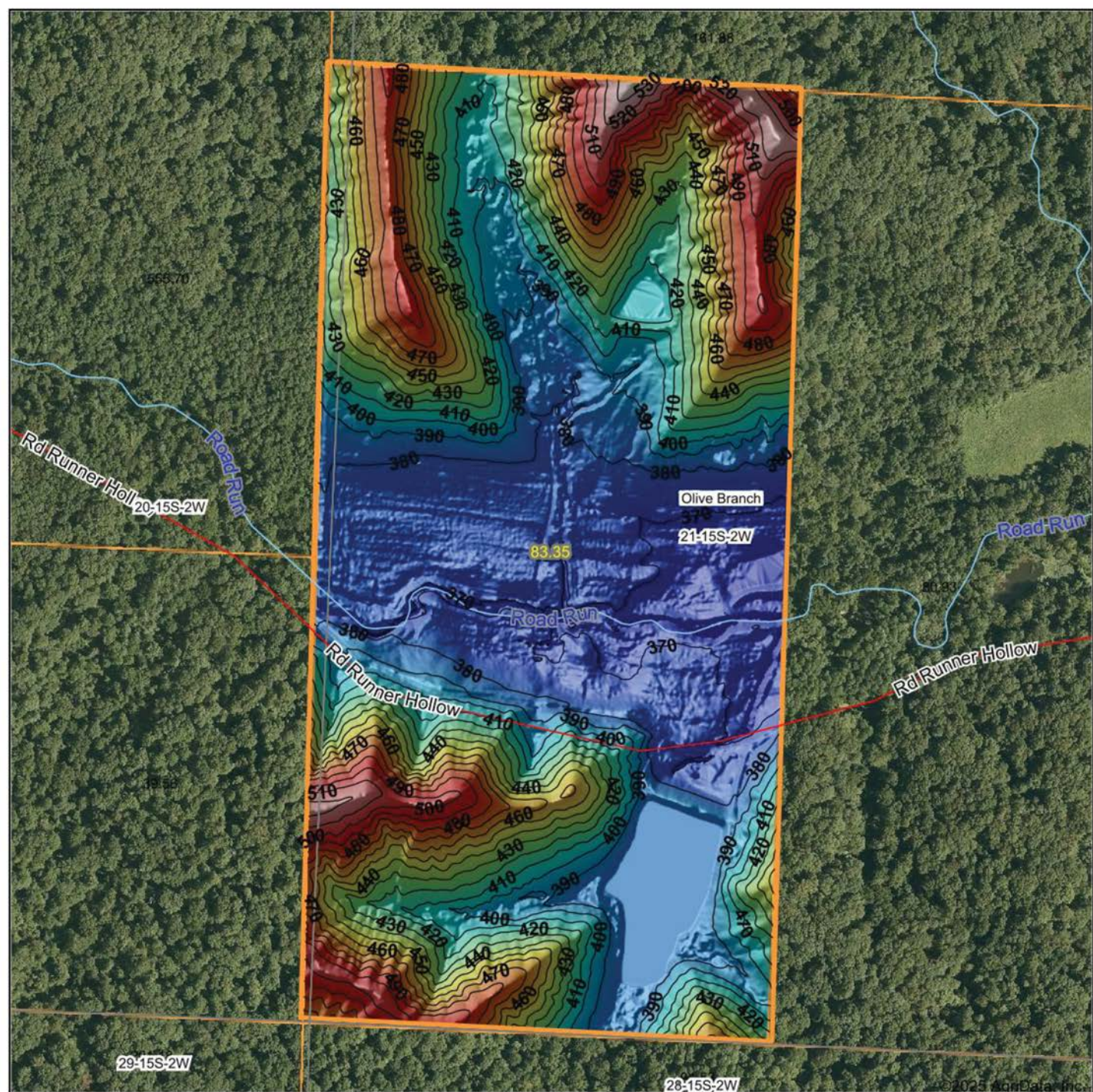
0ft 833ft 1666ft

21-15S-2W
Alexander County
Illinois



7/23/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10

Min: 361.0

Max: 538.5

Range: 177.5

Average: 417.6

Standard Deviation: 42.68 ft

0ft 438ft 877ft

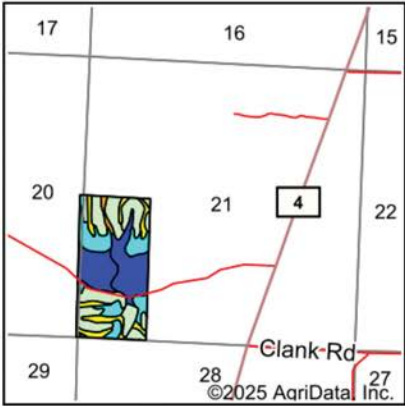
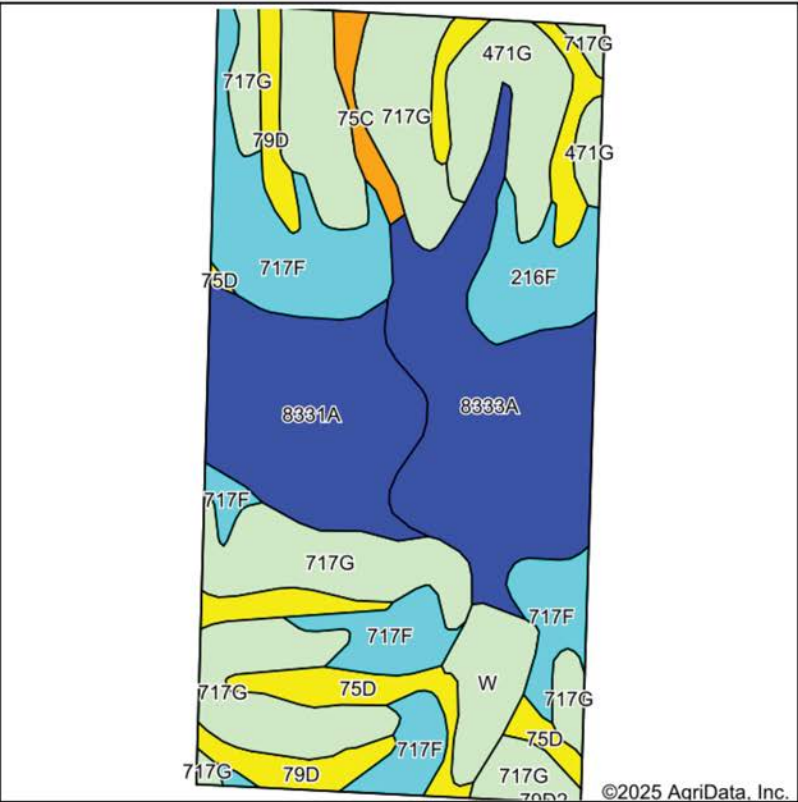


7/23/2025

21-15S-2W
Alexander County
Illinois

Boundary Center: 37° 11' 33.36, -89° 20' 30.24

SOIL MAP



State: **Illinois**
County: **Alexander**
Location: **21-15S-2W**
Township: **Olive Branch**
Acres: **83.35**
Date: **7/23/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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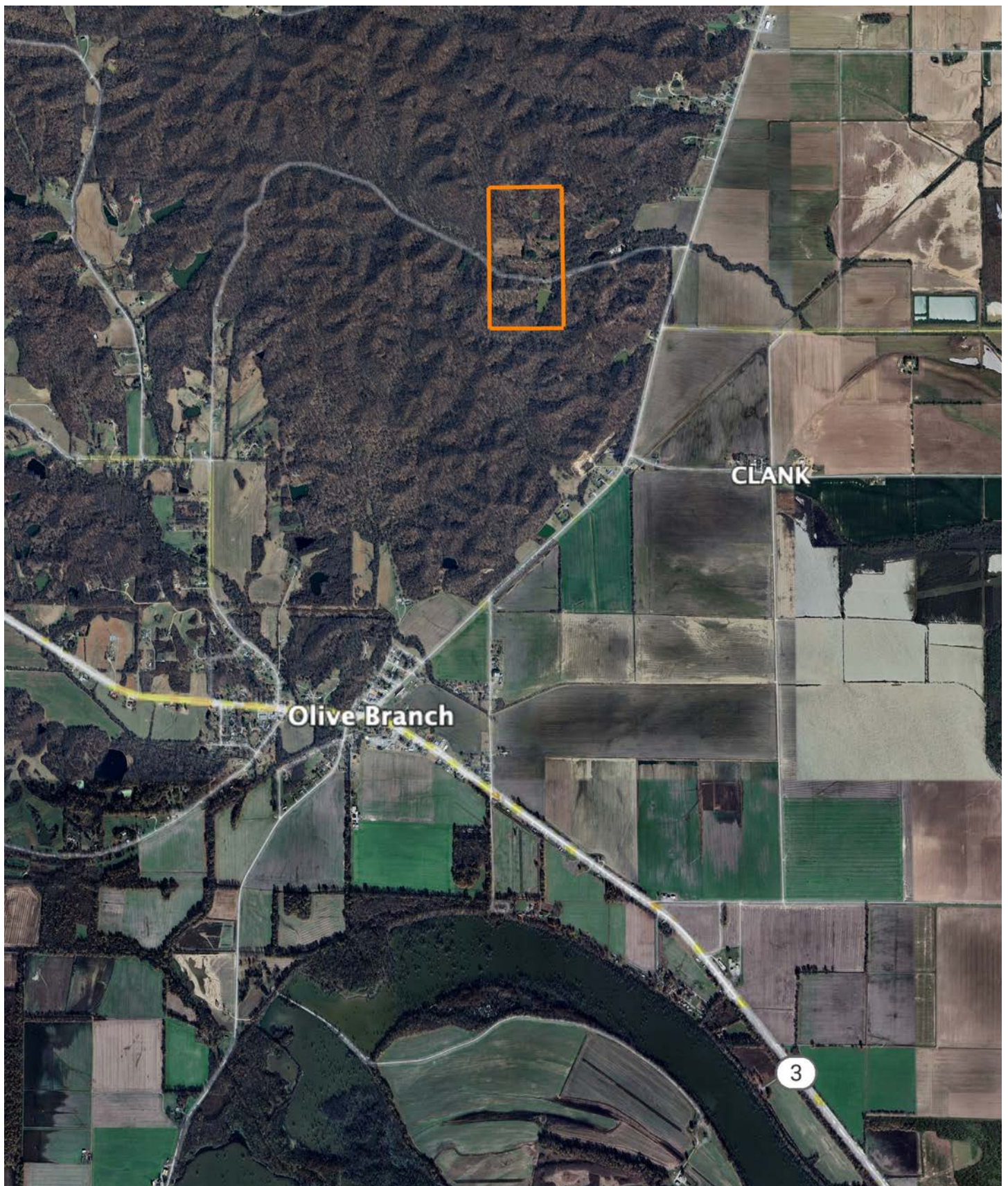


Soils data provided by USDA and NRCS.

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
**717G	Clarksville-Stookey complex, 35 to 70 percent slopes	21.35	25.6%		> 6.5ft.	UNF	**52	**17	**19	**8	**24	**1.00	**39	14	
8333A	Wakeland silt loam, 0 to 2 percent slopes, occasionally flooded	15.17	18.2%		> 6.5ft.	FAV	174	56	68	85	0	5.00	128	72	
**717F	Stookey-Clarksville complex, 18 to 35 percent slopes	12.99	15.6%		> 6.5ft.	FAV	**88	**29	**33	**10	**48	**3.00	**64	15	
**8331A	Haymond silt loam, 0 to 3 percent slopes, occasionally flooded	11.24	13.5%		> 6.5ft.	FAV	**179	**55	**69	**91	0	**6.00	**131	88	
**79D	Menfro silt loam, 10 to 18 percent slopes	6.32	7.6%		> 6.5ft.	FAV	**150	**46	**57	0	**111	**5.00	**109	69	

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



MidwestLandGroup.com

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