

MIDWEST LAND GROUP PRESENTS

**32.5 ACRES IN**

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# **UNION COUNTY ILLINOIS**

**3905 LICK CREEK ROAD, ANNA, IL 62906**



**MidwestLandGroup.com**

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HISTORIC BARN WITH PARTIAL LIVING QUARTERS ON 32.5 +/- ACRES

Located between Anna, Illinois, and Interstate 57, this beauty sits on a 32.5 +/- acre recreational tract. This property checks most boxes, whether you are looking for a buildable tract, a hobby farm, or a hunting property!

Half of the 32.5 +/- acre property is timber, and the other half is currently being used for hay, for some added income. Over 20 years ago, the owner planted over 3,000 trees containing a variety of hardwoods. Running through the center of the property is a dry weather creek with timber on both sides, making great cover for deer and other wildlife. With some bedding cover and food plots on the remaining field areas, this farm will hunt very well.

The property also features an old historic barn built in the 1800s, which the owner has added some living quarters

to. There are 3 bedrooms, 1 bath, a full kitchen, and a sitting area that will make a great place to relax after a great day of hunting or just hanging out with family and friends! There is plenty of storage on the ground level for equipment as well. The barn has public water, electricity, and a private septic, and even an outdoor wood stove that can be used to heat the living space if desired.

Whether you're looking for a hunting property, a hobby farm, a place to build your dream house, or even use the pasture for horses or livestock, this is a property to see! Call Scott Schroeder at (815) 383-0702 for more information or to schedule an appointment to see this property.



## PROPERTY FEATURES

PRICE: **\$212,500** | COUNTY: **UNION** | STATE: **ILLINOIS** | ACRES: **32.5**

- Rolling hills
- Timber
- Open fields
- Creek
- Deer hunting
- Turkey hunting
- 5 miles to Anna, IL - Interstate 57
- 18 miles to Vienna, IL - Interstate 24
- 23 miles to Carbondale,
- 37 miles to Cape Girardeau, MO
- 50 miles to Paducah, KY
- 87 miles to Saint Louis, MO



# OPEN FIELDS

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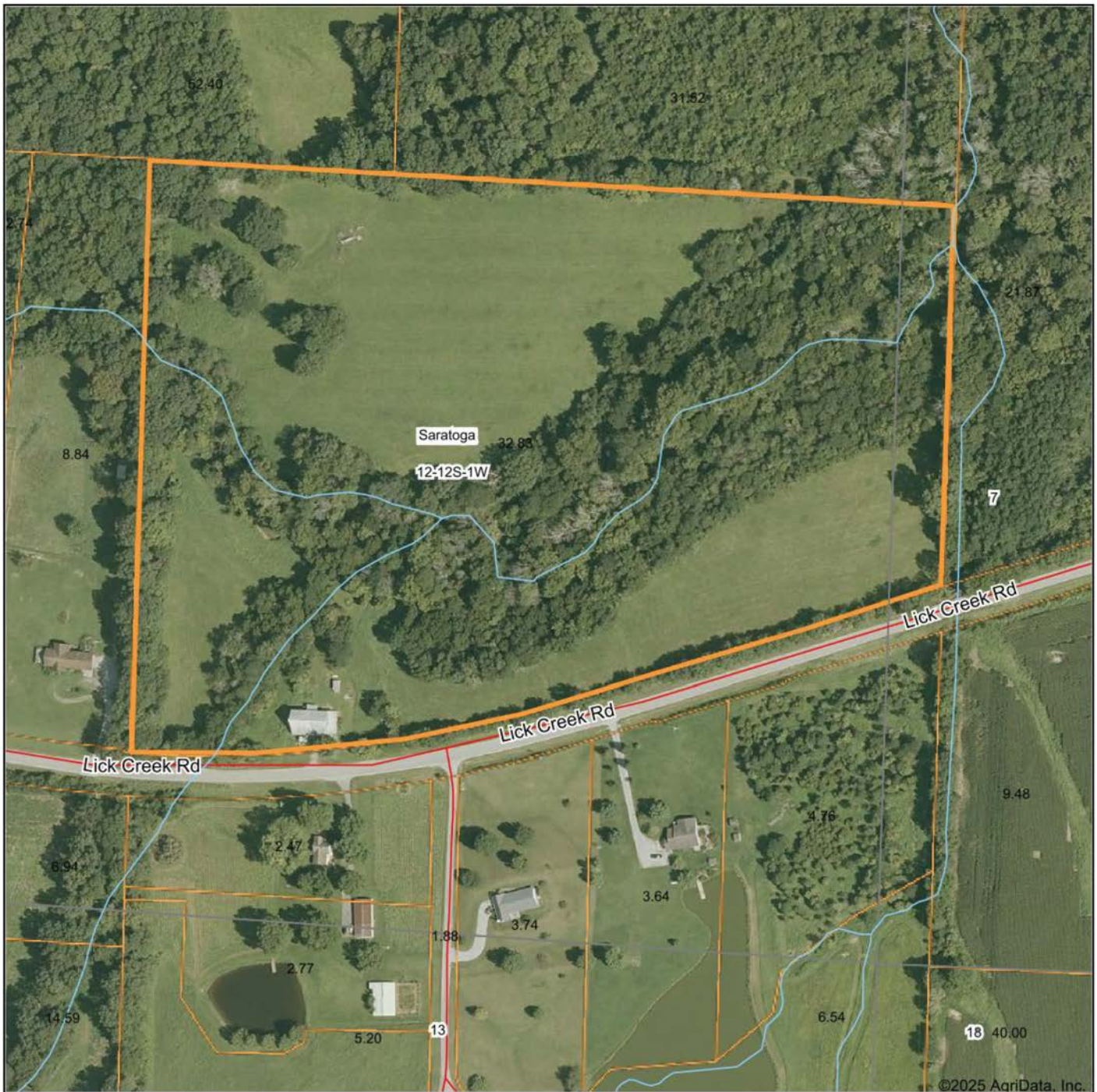
# TIMBER

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 29' 6.25, -89° 9' 28.43

12-12S-1W  
Union County  
Illinois

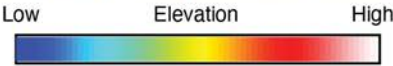
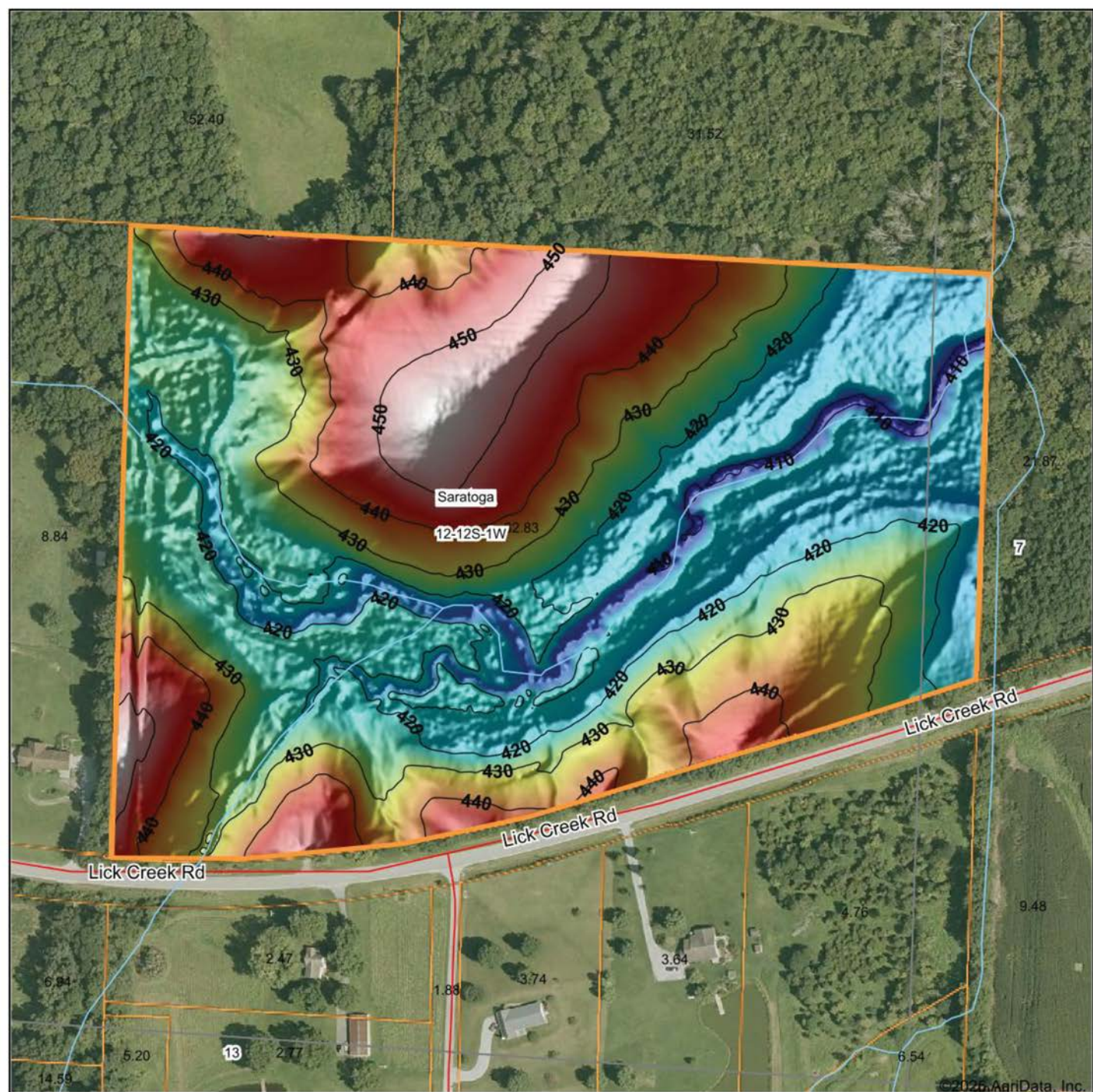
0ft 288ft 577ft



8/5/2025



# HILLSHADE MAP



Maps Provided By:



Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 408.3  
Max: 455.4  
Range: 47.1  
Average: 429.7  
Standard Deviation: 11.42 ft

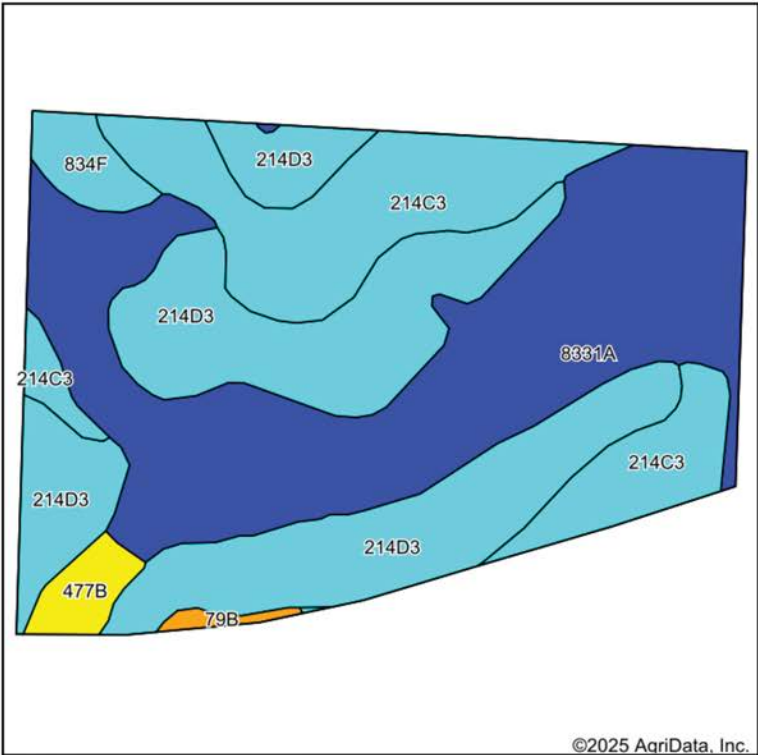


8/5/2025

12-12S-1W  
Union County  
Illinois

Boundary Center: 37° 29' 6.25, -89° 9' 28.43

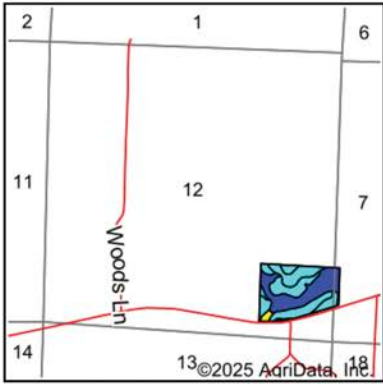
# SOILS MAP



Soils data provided by USDA and NRCS.

Area Symbol: IL181, 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 NC Cor
**8331A	Haymond silt loam, 0 to 3 percent slopes, occasionally flooded	12.71	39.1%		> 6.5ft.	FAV	**179	**55	**69	**91	0	**6.00	**131	88	
**214D3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	11.47	35.3%		1.9ft. (Fragipan)	UNF	**94	**31	**39	0	**74	**2.00	**70	33	
**214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	6.66	20.5%		1.9ft. (Fragipan)	UNF	**104	**34	**43	0	**81	**3.00	**78	36	
**834F	Wellston-Westmore silt loams, 18 to 35 percent slopes	0.81	2.5%		4.9ft. (Lithic bedrock)	UNF	**88	**29	**36	**43	0	**3.00	**66	15	
**477B	Winfield silt loam, 2 to 5 percent slopes	0.68	2.1%		> 6.5ft.	FAV	**159	**49	**62	0	**121	**5.00	**117	84	
**79B	Menfro silt loam, 2 to 5 percent slopes	0.17	0.5%		> 6.5ft.	FAV	**162	**50	**62	0	**120	**5.00	**118	84	
Weighted Average							130.9	41.4	52.1	36.7	45.9	3.9	96.6	*n 56	*n



State: Illinois  
County: Union  
Location: 12-12S-1W  
Township: Saratoga  
Acres: 32.5  
Date: 8/5/2025

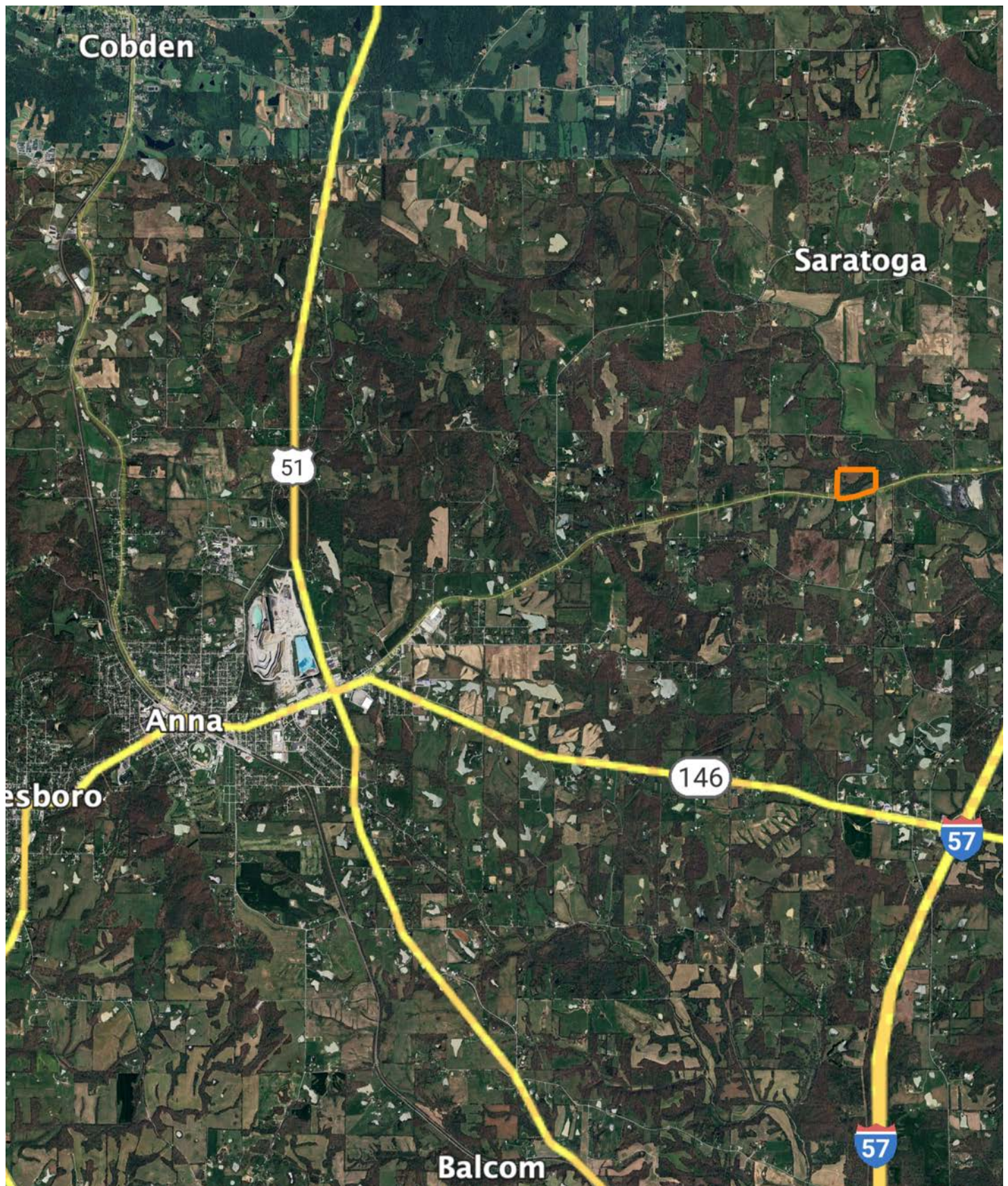


Maps Provided By:





# 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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