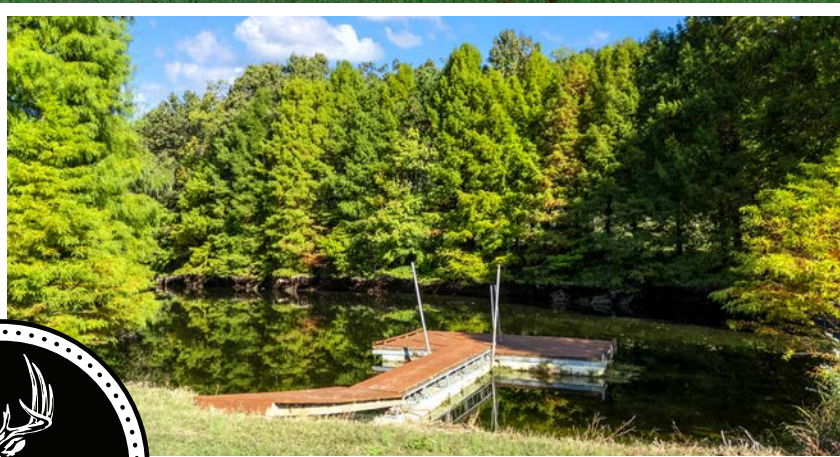


MIDWEST LAND GROUP PRESENTS

21.5 ACRES

UNION COUNTY, IL

1810 BERRYVILLE ROAD, JONESBORO, ILLINOIS 62952



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME AND LANDSCAPING IN THE HEART OF SOUTHERN ILLINOIS

Your inner peace starts when you head down a picturesque country road, canopied by mature trees that lead you to your 21.5 +/- acre property waiting to erase the stresses of the day! This custom home and property were hand-crafted by the current owner, and no corners were cut.

Natural landscaping stone touches every corner of this spacious home and picturesque patio. Words are not able to do justice to the tranquil and lush outdoor patio showcasing koi ponds connected by streams, various waterfalls, and water features. A gazebo area that features a custom-made hexagon stone table with ample seating, along with a custom serving table.

Steps away from the house, you will find 3 outbuildings for all your needs. Building 1 boasts a 30'x60' with a concrete floor, insulated and heated. Complete with 3 automatic garage doors, 2 walk-in doors, and a 13'x60' lean-to off the back side. Building 2 is 22'x18' with a concrete floor, a garage door, and walk doors. Building 3 is 18'x16', perfect for a wood shop or mancave/she-shed. A concrete floor covered with easy walk foam floor, electric, heat, and A/C. The driveway boasts custom-designed pavers that add a beautiful touch as you drive into the property.

The remaining property has a small ag field that is currently being used for farming, a great wooded area

that borders some of the Shawnee Nation Forest, and a fully stocked pond.

The pond is surrounded by cypress trees and has its own dock, a 5-hp commercial aerator, and is fully stocked! This pond is full of large Catfish, Bluegill, and Bass! Whether you enjoy hunting, fishing, or just enjoying the peaceful outdoors, this property has it all.

The home boasts approximately 3,800 square feet of custom high-end touches that are tastefully rustic and extremely well done. As you enter the great room, you will fall in love with the natural stone fireplace that encompasses the entire wall and includes a custom barn wood firebox. The floors are gorgeous natural stone that span the entirety of this main floor. This open concept room includes a large kitchen area and is the perfect marriage of high-end touches. The granite countertops are highlighted on the very large entertaining island that seats 6, while the cooking island allows you to interact with guests while preparing meals. Off the side of the island area is a spacious dining area with a beautiful view through the picture windows looking out to the patio area. A step up from the great room takes you into a perfect private dining area surrounded by barn wood wainscoting. Onward takes you to another sitting area and a gorgeous fireplace! The theme of natural stone and rustic feel continues throughout this level. The main

floor is complete with a laundry room, office, full bath off the great room, and a master suite with another full bath. The master suite is as rustic and cozy as it gets. With reclaimed barn wood, rustic barn tin, and natural stone work in the master bath, this is a must-see master area! Upstairs features 4 more bedrooms and a full bath! Perfect for hosting guests and family. This whole level

of space provides plenty of privacy and space for your family or guests.

This property truly has so much to offer and is a must-see to appreciate the true beauty the current owner has put into it. Contact Scott Schroeder with Midwest Land Group at (815) 383-0702 to schedule a private viewing.



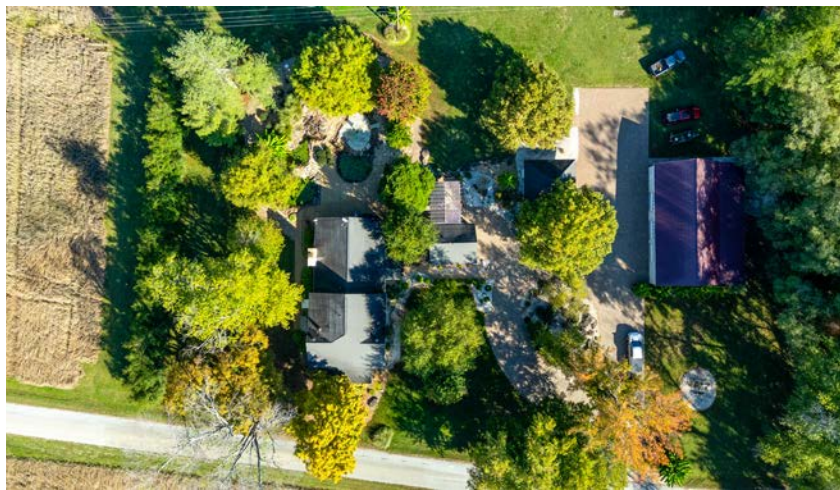
PROPERTY FEATURES

PRICE: **\$475,000** | COUNTY: **UNION** | STATE: **ILLINOIS** | ACRES: **21.5**

- Home with 21.5 +/- acres
- Very shaded and beautifully professionally landscaped with front lawn irrigation
- Peaceful and quiet location
- Large outdoor patio and sitting area with koi ponds, streams, and waterfall features
- Deep private well
- ADT security system
- Circle drive with pavers
- Just off a blacktop county road
- Wooded area bordering Shawnee National Forest
- Excellent hunting, hiking, and exporting opportunities
- Stocked pond with large catfish, bluegill, and bass
- Two 2-acre natural area with abundant butterflies and wildlife adjoins the pond
- Approximately 3,800 square feet
- Gas furnace, 2-year-old AC unit
- Rustic style
- Granite countertops
- Natural stone floors
- 5 bedrooms
- 3 full bathrooms
- Large open area with a living room and a kitchen
- Two fireplaces
- ADT security systems
- Minutes from Shawnee Hills Wine Trail
- State Parks
- 3 miles from Jonesboro, IL
- 23 miles from Cape Girardeau, MO

3,800-SQUARE-FOOT HOME

The home boasts approximately 3,800 square feet of custom high-end touches that are tastefully rustic and extremely well done.



ADDITIONAL INTERIOR PHOTOS



STOCKED POND



LARGE OUTDOOR PATIO



MULTIPLE OUTBUILDINGS

Building 1 boasts a 30'x60' with a concrete floor, insulated and heated. Complete with 3 automatic garage doors, 2 walk-in doors, and a 13'x60' lean-to off the back side. Building 2 is 22'x18' with a concrete floor, a garage door, and walk doors. Building 3 is 18'x16', perfect for a wood shop or mancave/she-shed.



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 26' 35.94, -89° 18' 31.41

27-12S-2W
Union County
Illinois

0ft 281ft 562ft



10/21/2025

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 382.7
Max: 496.5
Range: 113.8
Average: 409.8
Standard Deviation: 24.54 ft

0ft 215ft 430ft

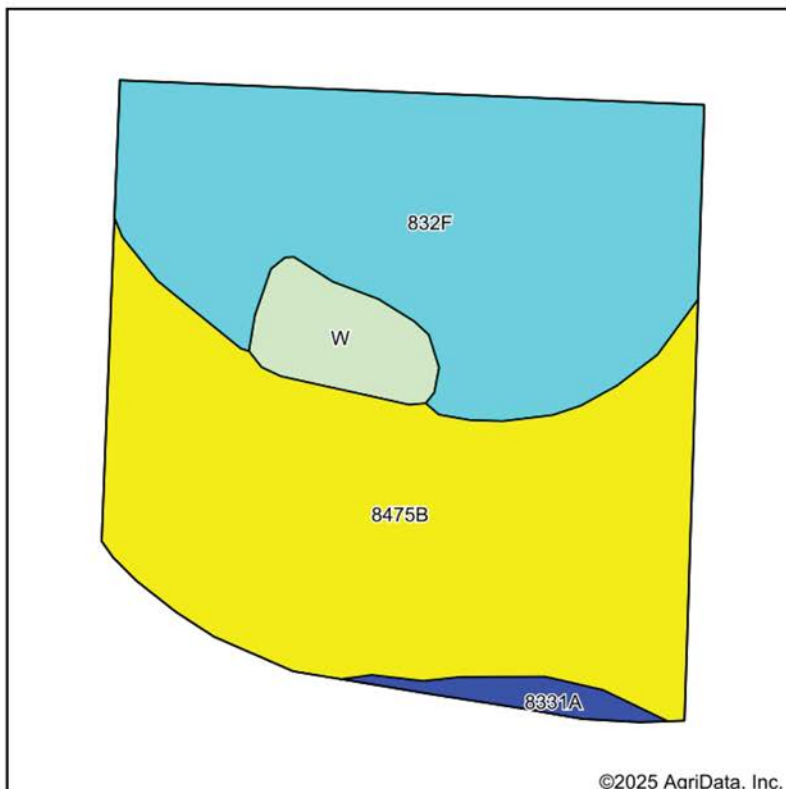


10/21/2025

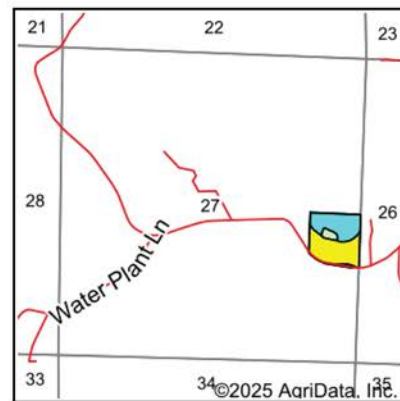
27-12S-2W
Union County
Illinois

Boundary Center: 37° 26' 35.94, -89° 18' 31.41

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Union**
 Location: **27-12S-2W**
 Township: **Jonesboro District No. 2**
 Acres: **18.33**
 Date: **10/21/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL181, Soil Area Version: 19

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-legume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn
**8475B	Elsah silt loam, 1 to 4 percent slopes, occasionally flooded	9.28	50.6%		> 6.5ft.	FAV	**146	**49	**55	**67	0	**4.00	**109	60	
**832F	Menfro-Clarksville complex, 18 to 35 percent slopes	7.73	42.2%		> 6.5ft.	FAV	**88	**29	**34	**11	**47	**4.00	**66	14	
W	Water	0.96	5.2%		> 6.5ft.										
**8331A	Haymond silt loam, 0 to 3 percent slopes, occasionally flooded	0.36	2.0%		> 6.5ft.	FAV	**179	**55	**69	**91	0	**6.00	**131	88	
Weighted Average							114.5	38.1	43.5	40.3	19.8	3.8	85.6	*n 38	*n

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

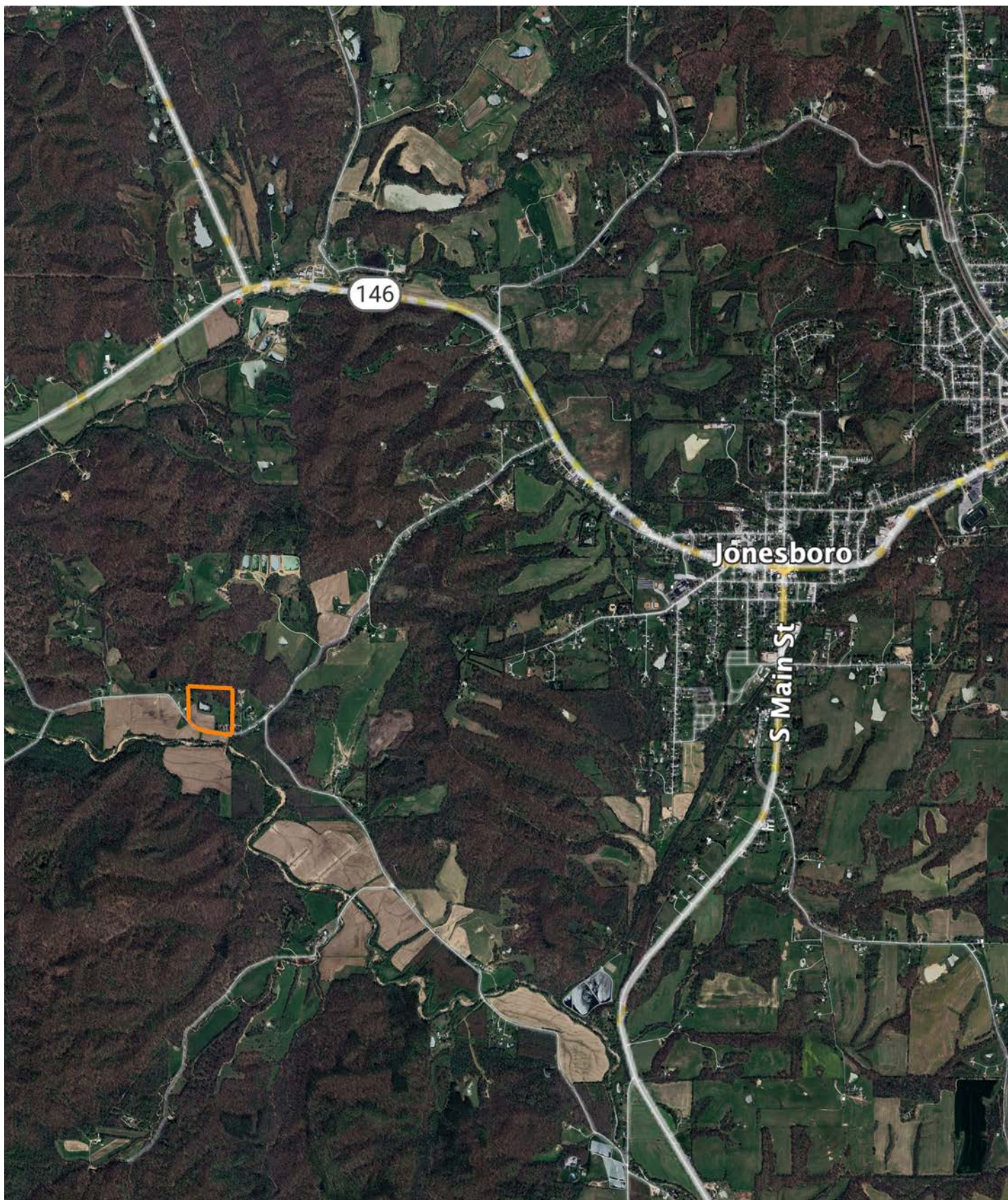
^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*n: The aggregation method is "Weighted Average using all components"

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,
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SSchroeder@MidwestLandGroup.com



MidwestLandGroup.com

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