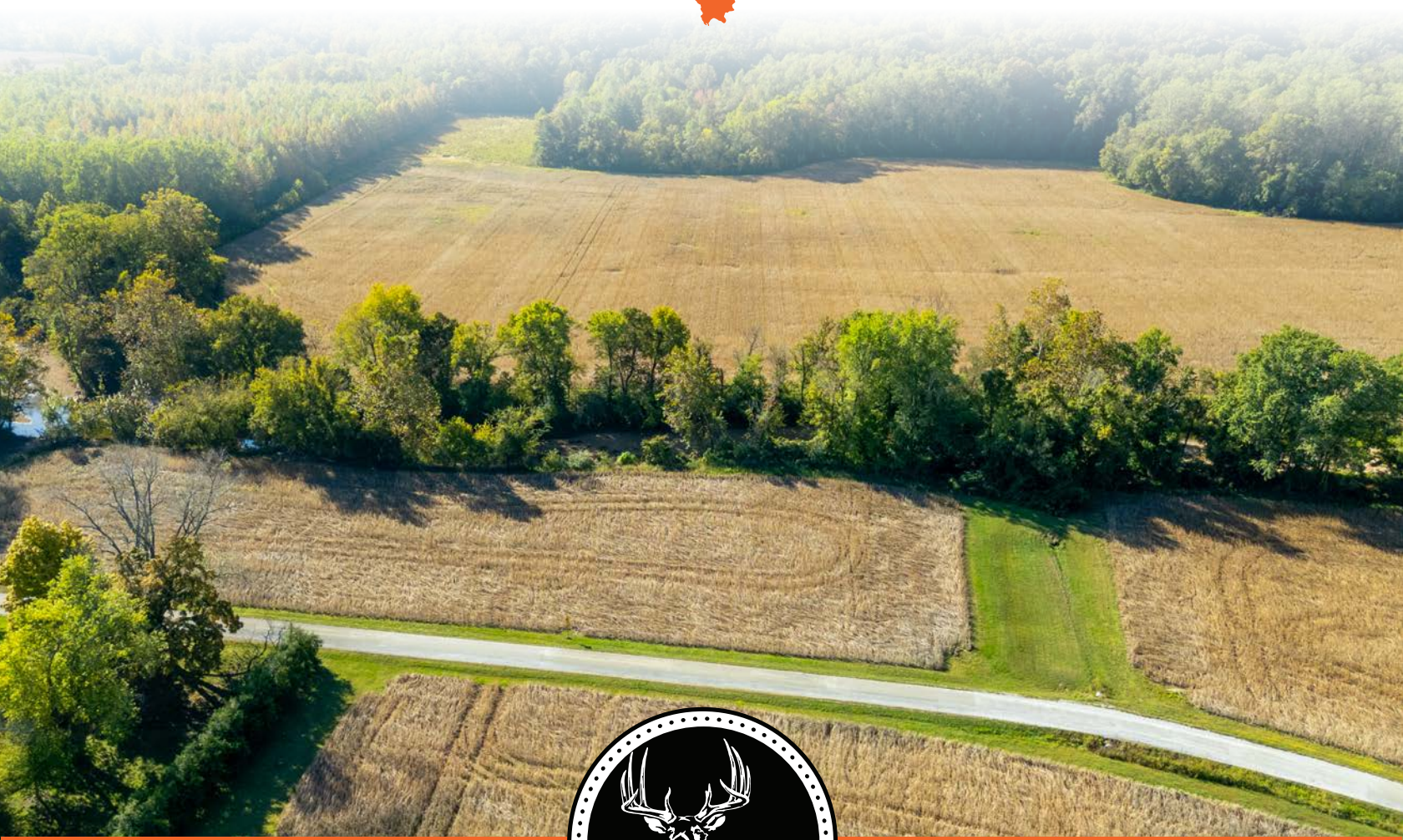


MIDWEST LAND GROUP PRESENTS

67 ACRES IN

UNION COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE INVESTMENT TRACT WITH HUNTABLE ACREAGE

Located just 3 miles west of Jonesboro, Illinois, and off of Berryville Road, this 67 +/- total acre Union County farm has high-yielding productivity on a mostly tillable tract. Soil types are haymond and wakeland silt with a crop productivity index average of 125.

The property consists of one 27 +/- acre field with a rock creek flowing along the south end of the field. It is accessible from Berryville Road.

The other 40 +/- total acre field is separated by a rock creek with approximately 3 acres running along Berryville

Road and another creek crossing to get to its remaining acreage. The total 40 +/- acre tract offers a small wooded area, excellent for deer and turkey hunting.

Both the 27 +/- and 40 +/- tracts have road frontage on the north ends, while the southern ends border the Shawnee National Forest. If you are looking for a great investment farm that also has hunting opportunities, then give Scott Schroeder a call at (815) 383-0702 to set up an appointment.



PROPERTY FEATURES

PRICE: **\$460,000** | COUNTY: **UNION** | STATE: **ILLINOIS** | ACRES: **67**

- Mostly tillable
- Road frontage
- Great Productivity Index numbers with an average of 125
- Haymond and Wakeland silt
- Class A/B soils
- Borders Shawnee National Forest
- Great deer and turkey hunting
- Ready for a new tenant in 2026 (Or the current tenant will be happy to continue to farm)
- 3 miles from Jonesboro, IL
- 23 miles from Cape Girardeau, MO

ROAD FRONTAGE



MOSTLY TILLABLE



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 37° 26' 26.97, -89° 18' 42.36

27-12S-2W
Union County
Illinois

0ft 673ft 1347ft



10/17/2025

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

TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 367.3
Max: 404.5
Range: 37.2
Average: 383.0
Standard Deviation: 5.15 ft

0ft 466ft 932ft

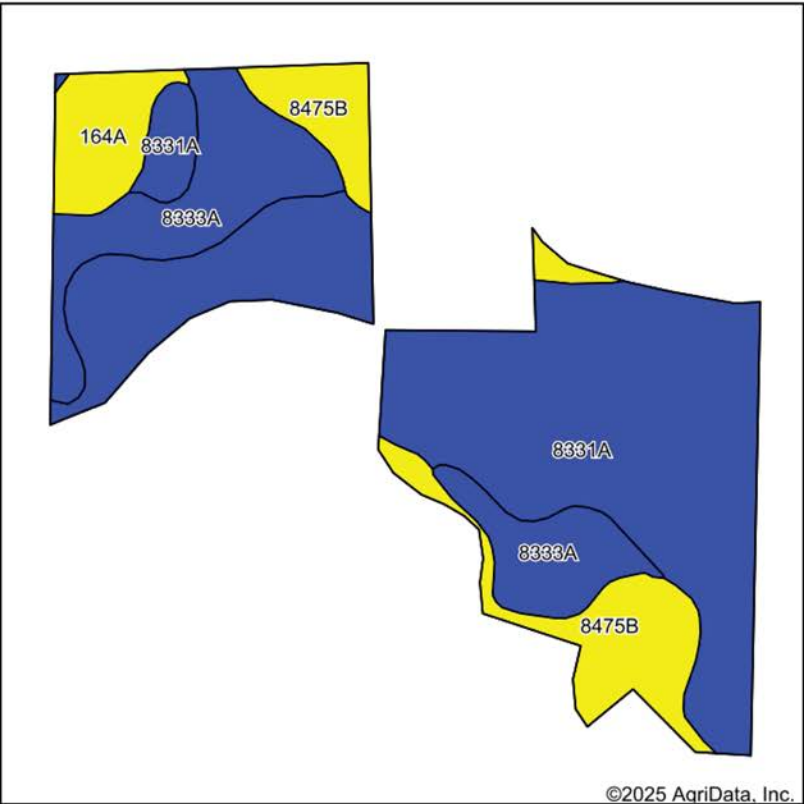


10/17/2025

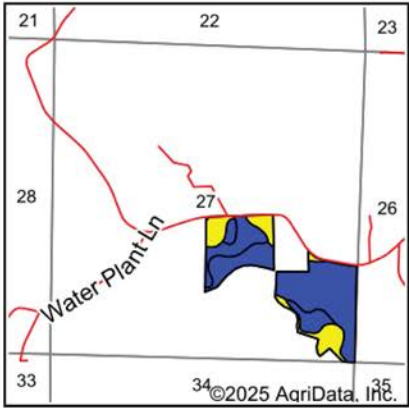
27-12S-2W
Union County
Illinois

Boundary Center: 37° 26' 26.97, -89° 18' 42.36

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Union**
Location: **27-12S-2W**
Township: **Jonesboro District No. 2**
Acres: **67**
Date: **10/17/2025**



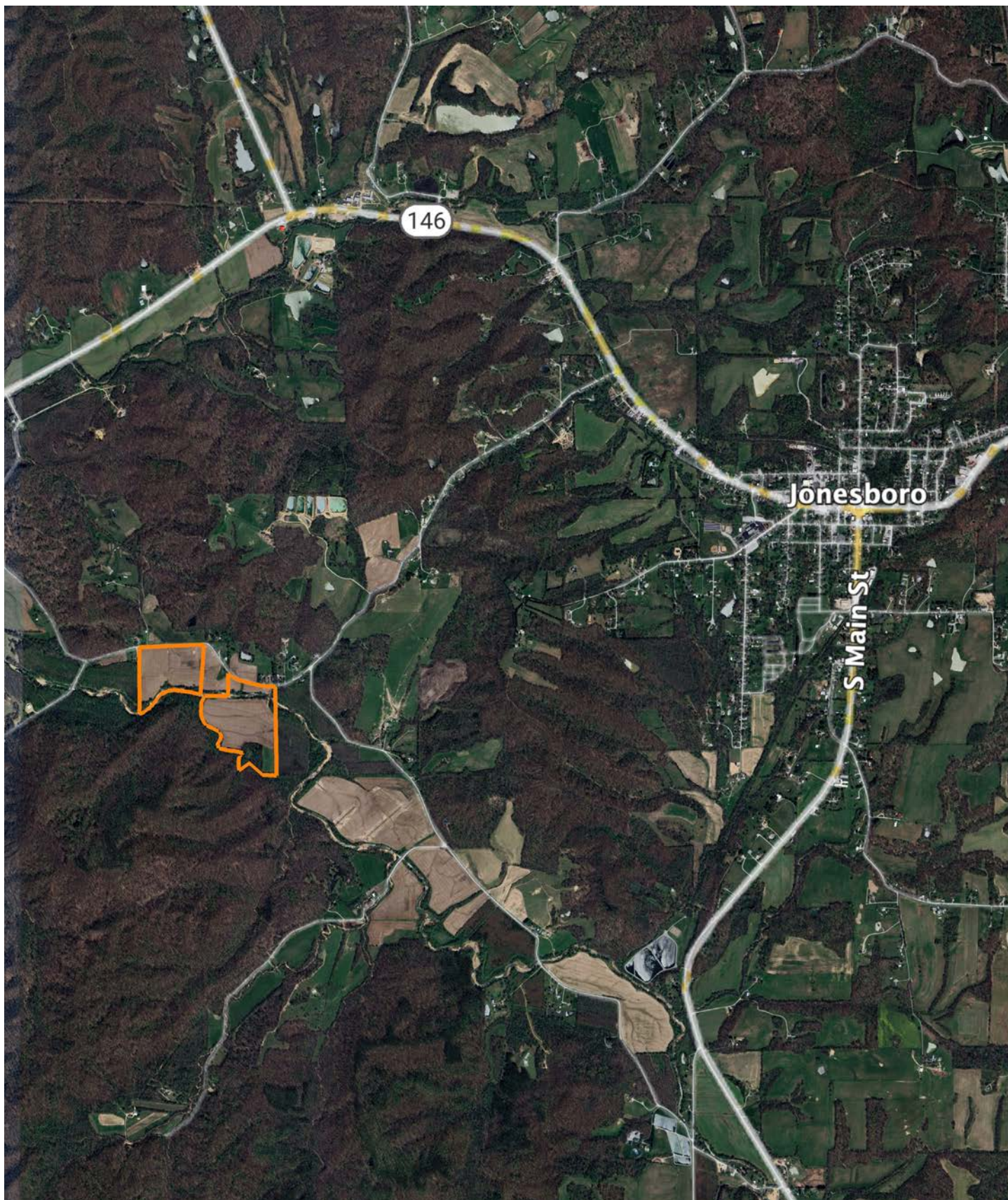
Maps Provided By:



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 NCI Cor
**8331A	Haymond silt loam, 0 to 3 percent slopes, occasionally flooded	39.94	59.6%		> 6.5ft.	FAV	**179	**55	**69	**91	0	**6.00	**131	88	
8333A	Wakeland silt loam, 0 to 2 percent slopes, occasionally flooded	13.18	19.7%		> 6.5ft.	FAV	174	56	68	85	0	5.00	128	77	
**8475B	Elsah silt loam, 1 to 4 percent slopes, occasionally flooded	9.84	14.7%		> 6.5ft.	FAV	**146	**49	**55	**67	0	**4.00	**109	60	
164A	Stoy silt loam, 0 to 2 percent slopes	4.04	6.0%		> 6.5ft.	FAV	145	47	58	0	113	5.00	109	82	
Weighted Average							171.1	53.8	66.1	80.8	6.8	5.4	125.9	*n 81.4	

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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