

MIDWEST LAND GROUP PRESENTS

78 ACRES
MARION COUNTY, IL

7198 OMEGA ROAD, KINMUNDY, ILLINOIS 62854



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING 78 +/- ACRE PROPERTY IN MARION COUNTY, ILLINOIS

This remarkable 78 +/- acre parcel is located next to Stephen A. Forbes State Park, which is home to over 3,100 acres, including a 585-acre lake—perfect for boating, fishing, hiking, biking, and horseback riding. The park also offers archery-only hunting for deer and turkey.

The property features an over 2,000 square foot barndominium-style home with 2 bedrooms, 2 full baths, an open concept kitchen, living, and dining area, plus 2 additional rooms that could serve as offices or extra bedrooms, all attached to a 3,100 square foot pole barn—ideal for storage, farming equipment, or business

ventures. Public water, electric power, and private septic are in place.

The property is a true hunter's haven, with abundant deer and turkey, and the potential to add food plots to attract even more game. In addition, the property offers significant income potential from existing oil leases, along with future farming possibilities—whether hay or row crops.

This property would also be ideal for a horse farm, with ample space for riding, stables, and outdoor arenas. Don't miss this rare, versatile opportunity!



PROPERTY FEATURES

COUNTY: **MARION** | STATE: **ILLINOIS** | ACRES: **78**

- 30 +/- acres pasture/farming
- 48 +/- timber
- Next to Stephan A Forbes State Park
- 2,076 square foot barndominium-style house
- 3,240 square foot pole barn
- Electric
- Public water
- Propane
- Great deer and turkey hunting
- Income-generating possibilities
- 8.5 miles to Farina, IL
- 17 miles to Salem, IL
- 36 miles to Effingham, IL
- 99 miles to Saint Louis, MO
- 177 miles to Indianapolis, IN
- 246 miles to Chicago, IL



BARNDOMINIUM-STYLE HOUSE

The property features an over 2,000 square foot barndominium-style home with 2 bedrooms, 2 full baths, an open concept kitchen, living, and dining area, plus 2 additional rooms that could serve as offices or extra bedrooms.



NEXT TO STEPHAN A FORBES STATE PARK



ATTACHED TO POLE BARN



INCOME GENERATING POSSIBILITIES

In addition, the property offers significant income potential from existing oil leases, along with future farming possibilities—whether hay or row crops.

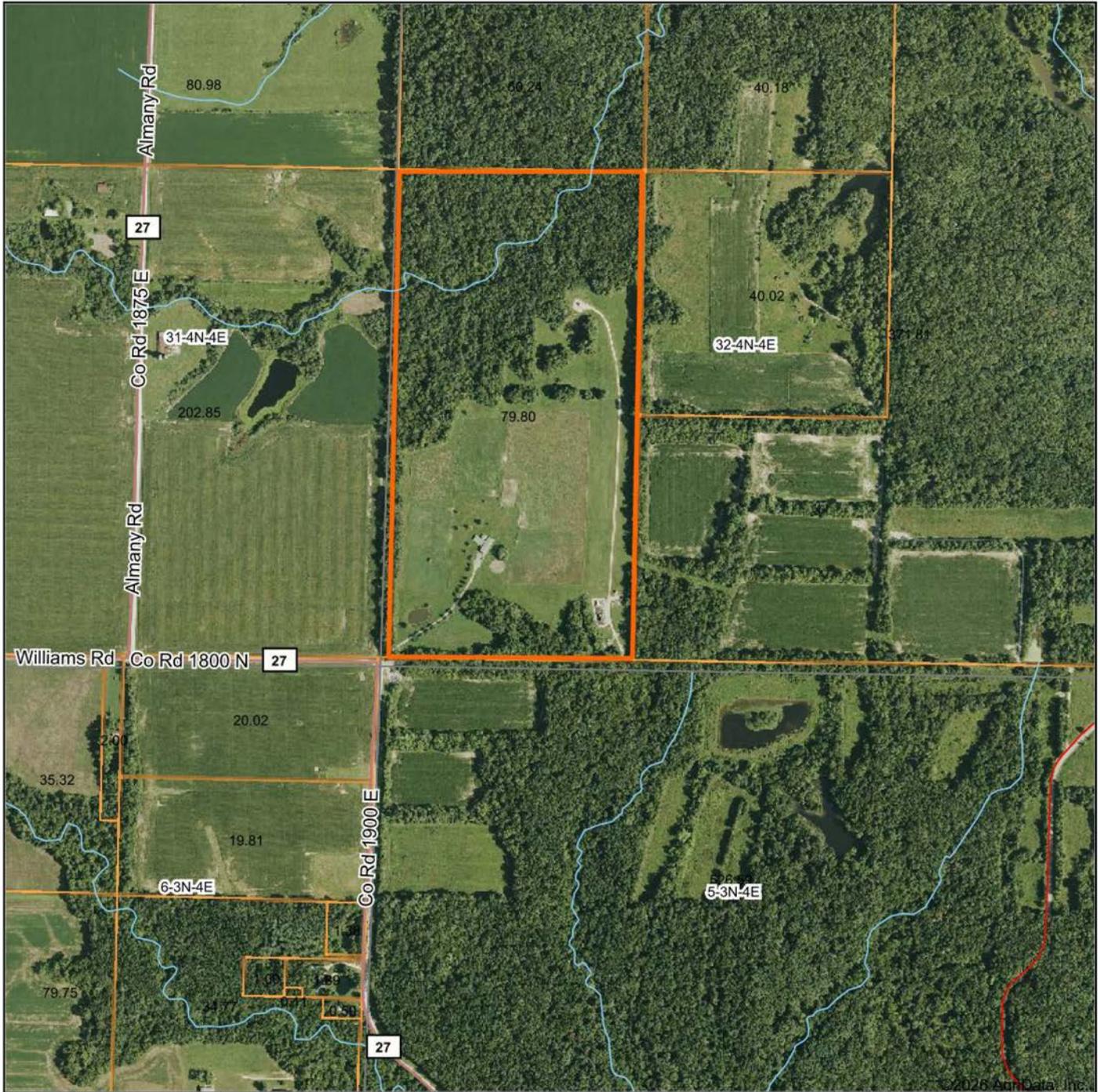


GREAT DEER AND TURKEY HUNTING

The property is a true hunter's haven, with abundant deer and turkey, and the potential to add food plots to attract even more game.



AERIAL MAP



Boundary Center: 38° 44' 26.97, -88° 47' 14.06



Maps Provided By:



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32-4N-4E
Marion County
Illinois



1/30/2026

TOPOGRAPHY MAP



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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 535.5
Max: 576.0
Range: 40.5
Average: 567.1
Standard Deviation: 8.1 ft

0ft 453ft 907ft

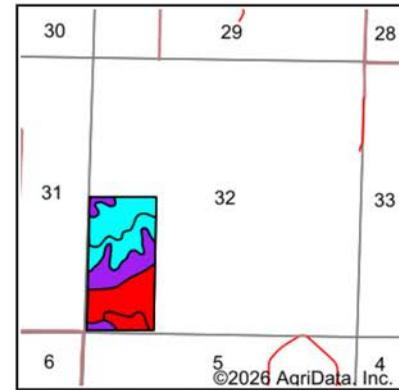
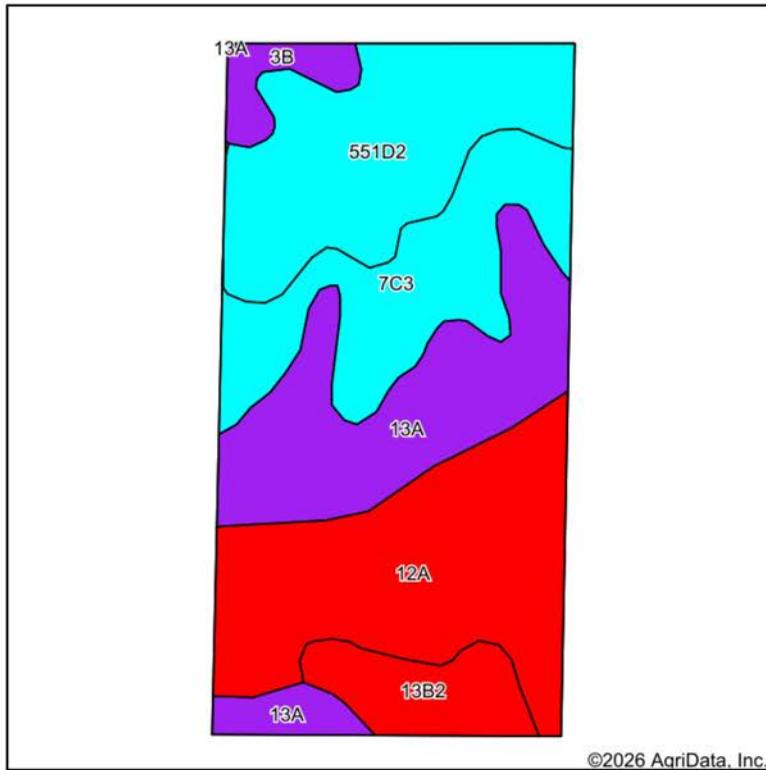


1/30/2026

32-4N-4E
Marion County
Illinois

Boundary Center: 38° 44' 26.97, -88° 47' 14.06

SOILS MAP



State: **Illinois**
 County: **Marion**
 Location: **32-4N-4E**
 Township: **Meacham**
 Acres: **78**
 Date: **1/30/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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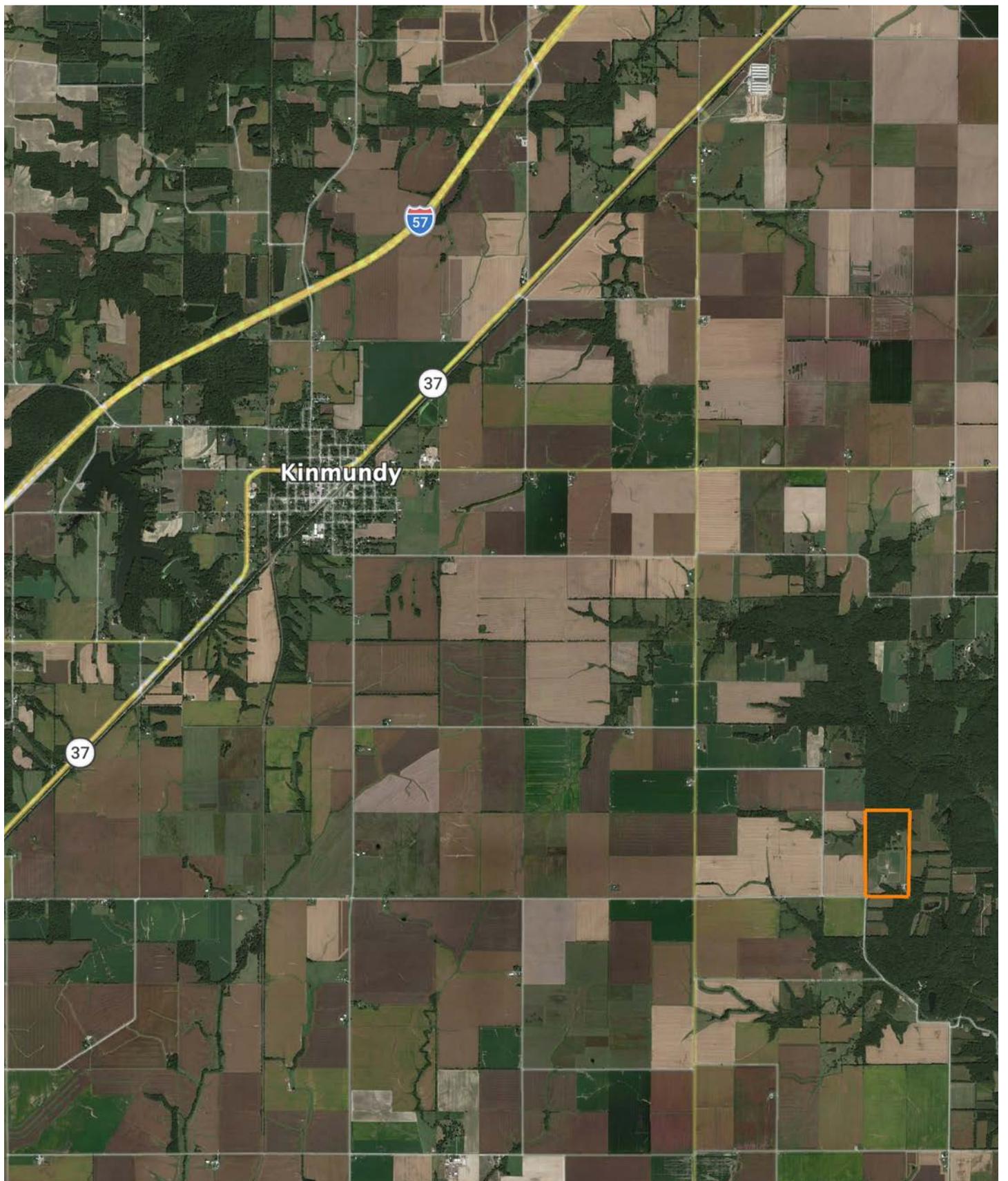


Soils data provided by USDA and NRCS.

Area Symbol: IL121, 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	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
12A	Wynoose silt loam, 0 to 2 percent slopes	21.41	27.4%		1.6ft. (Abrupt textural change)	FAV	128	42	51	97	68	51	49	
13A	Bluford silt loam, 0 to 2 percent slopes	17.83	22.9%		1.6ft. (Abrupt textural change)	FAV	136	44	55	101	66	62	62	
**551D2	Gospport silt loam, 10 to 18 percent slopes, eroded	17.53	22.5%		2.8ft. (Paralitich bedrock)	UNF	**95	**32	**39	**72	43	39	29	
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	13.55	17.4%		> 6.5ft.	UNF	**86	**30	**34	**66	64	64	41	
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	5.32	6.8%		0.7ft. (Abrupt textural change)	FAV	**129	**42	**52	**96	51	48	45	
**3B	Hoyleton silt loam, 2 to 5 percent slopes	2.36	3.0%		0.9ft. (Abrupt textural change)	FAV	**145	**46	**57	**107	77	77	63	
Weighted Average								115.7	38.2	46.5	87.1	*n 60.3	*n 53.7	*n 46.2

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.



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