

MIDWEST LAND GROUP PRESENTS



UNION COUNTY, IL

92 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER 92 +/- ACRE WATERFOWL & WHITETAIL HUNTING PROPERTY

Located in Union County, Illinois, just minutes from Interstate 57, this exceptional 92 +/- acre recreational tract offers a rare opportunity to own a turn-key hunting and waterfowl property in one of Southern Illinois' most desirable outdoors corridors. Situated approximately ½ mile off the county road, the property is accessed via a recorded easement through the neighboring parcel, providing privacy and seclusion without sacrificing convenience.

The land is enrolled in a lifetime WRP (Wetlands Reserve Program) and has been meticulously designed and maintained by the owner to maximize habitat quality and wildlife usage. Approximately 20 acres are thoughtfully developed into a premier duck hole, featuring constructed levees with water-control structures and floodgates, allowing precise management of water levels throughout the season.

The property lies just south of the Cache River, which is prime habitat for migratory birds as well as whitetail deer. An established trail system loops the perimeter of the property and provides easy access to strategically placed box blinds and tree stand locations overlooking productive food plots. Thick, undisturbed cover is reserved as a wildlife sanctuary, creating ideal holding areas for mature bucks.

This tract is exceptionally well-suited for waterfowl, whitetail deer, and turkey hunting, offering a balanced combination of managed wetlands, food plots, and secure bedding. Whether you're seeking a private hunting retreat, a legacy recreational property, or a professionally developed waterfowl investment, this property delivers immediate, turn-key value.



PROPERTY FEATURES

COUNTY: **UNION** | STATE: **ILLINOIS** | ACRES: **92**

- Seclusion
- Deer, waterfowl, and turkey hunting
- Private duck hole with an in-ground pit
- Water-control structures/ flood gates
- 2 box blinds/tree stands
- Established food plots
- Reserved area for wildlife sanctuary
- Trail system
- 5 miles off Interstate 57
- 10 miles to Anna, IL
- 28 miles to Carbondale, IL
- 36 miles to Cape Girardeau, MO
- 43 miles to Paducah, KY
- Minutes to Cypress Pond State Natural Area
- Taxes 499.08 per year (2024)



PRIVATE DUCK HOLE

Approximately 20 acres are thoughtfully developed into a premier duck hole, featuring constructed levees with water-control structures and floodgates, allowing precise management of water levels throughout the season.



WATER CONTROL STRUCTURES/FLOOD GATES



2 BOX BLINDS & TREE STANDS



ESTABLISHED FOOD PLOTS

An established trail system loops the perimeter of the property and provides easy access to strategically placed box blinds and tree stand locations overlooking productive food plots.



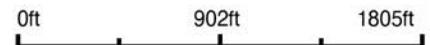
WILDLIFE SANCTUARY



AERIAL MAP



Boundary Center: 37° 27' 33.9, -89° 5' 8.18



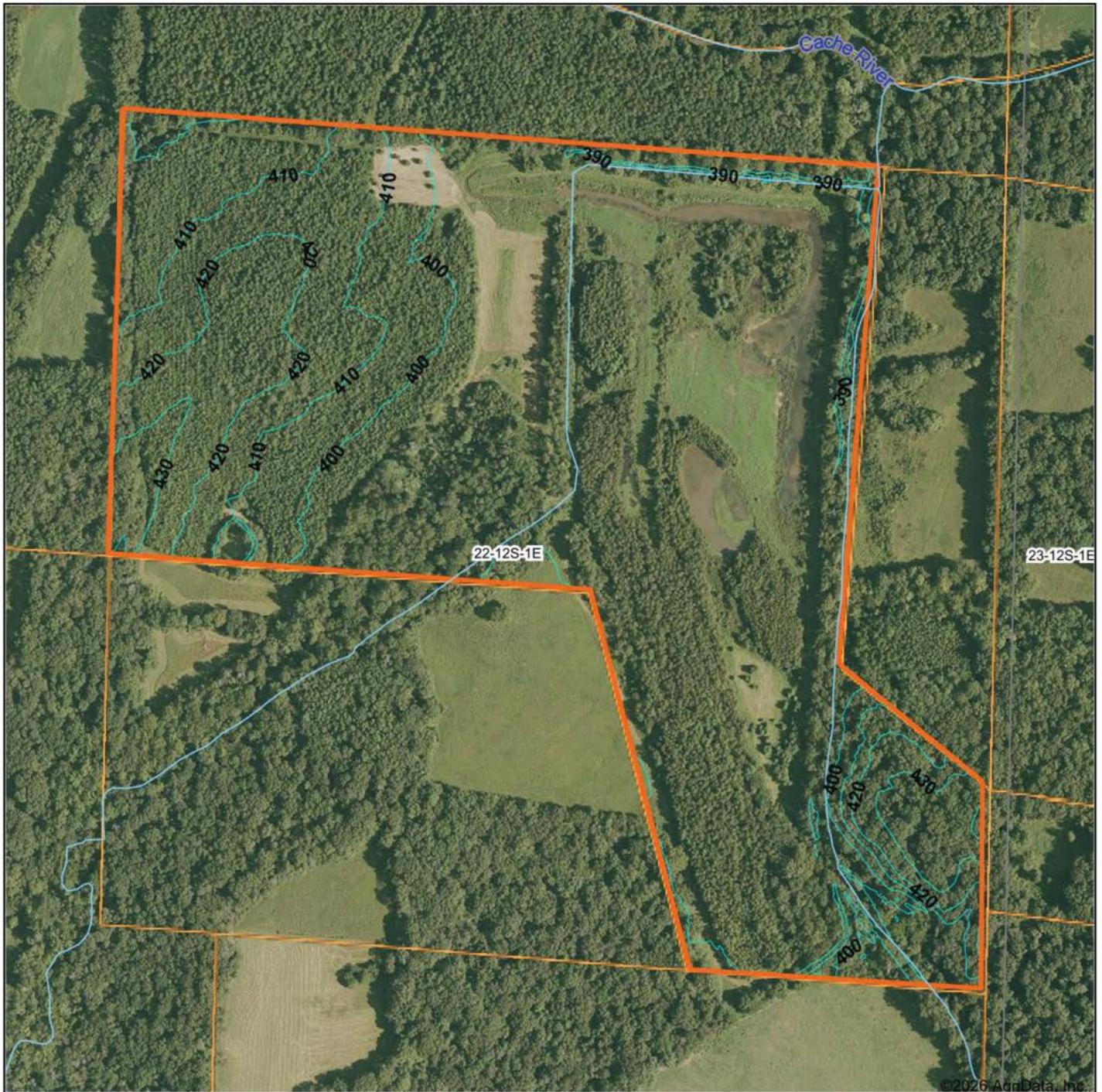
22-12S-1E
Union County
Illinois



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1/30/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 386.3

Max: 441.9

Range: 55.6

Average: 401.7

Standard Deviation: 11.45 ft

0ft 470ft 941ft

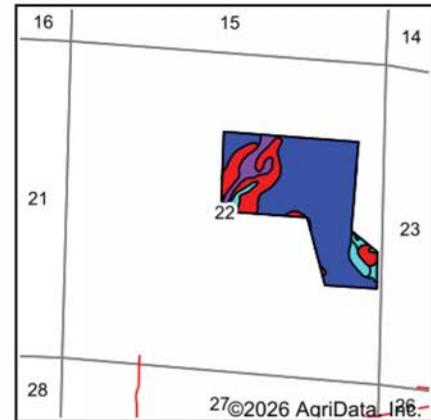
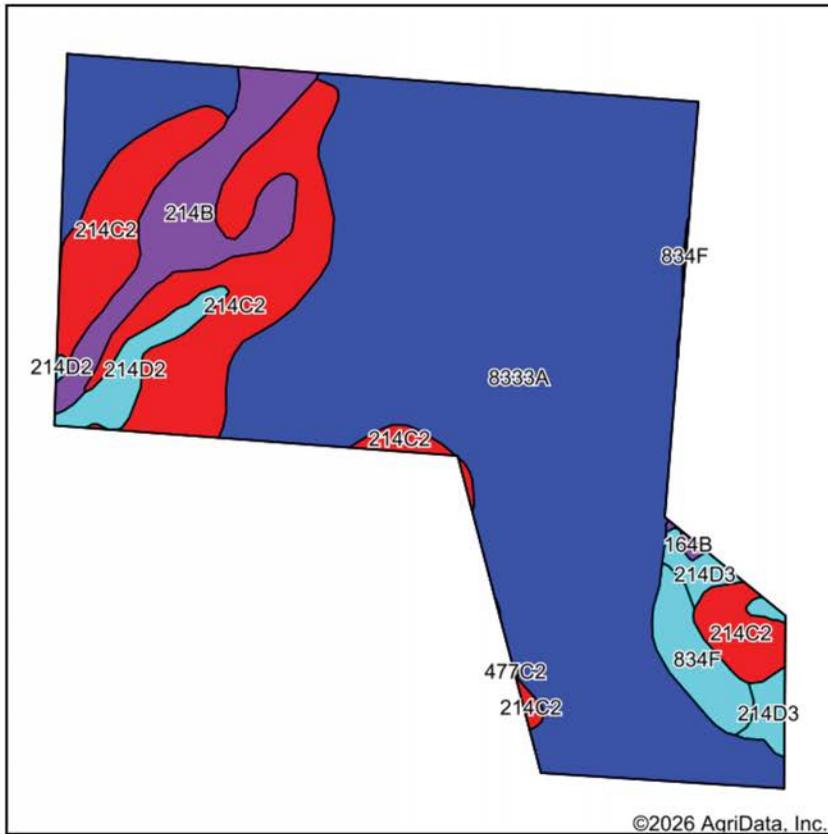


1/30/2026

22-12S-1E
Union County
Illinois

Boundary Center: 37° 27' 33.9, -89° 5' 8.18

SOILS MAP



State: **Illinois**
 County: **Union**
 Location: **22-12S-1E**
 Township: **Stokes**
 Acres: **93**
 Date: **1/30/2026**



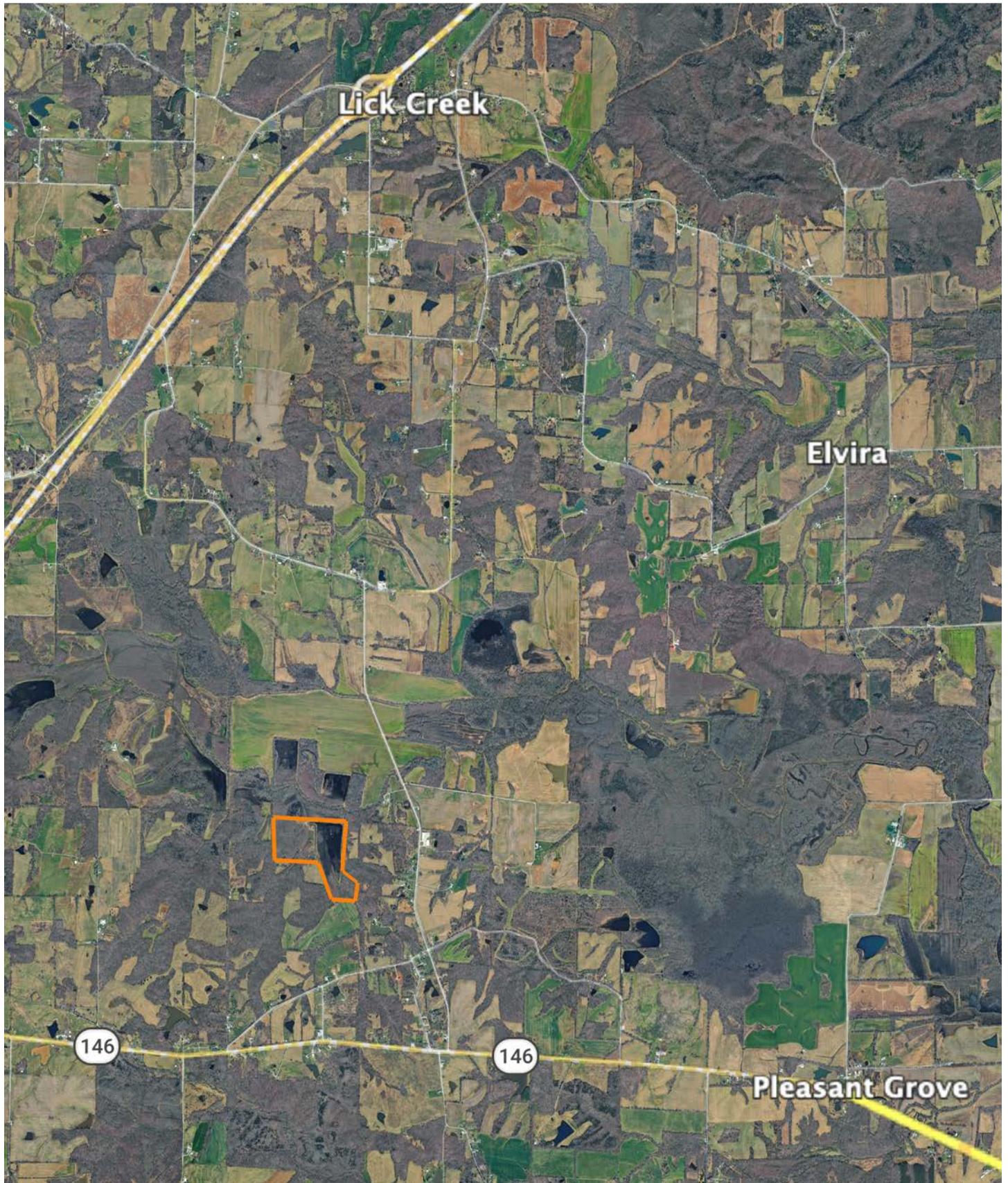
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Soils data provided by USDA and NRCS.

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	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8333A	Wakeland silt loam, 0 to 2 percent slopes, occasionally flooded	64.61	69.5%		> 6.5ft.	FAV	174	56	68	128	77	75	77
**214C2	Hosmer silt loam, 5 to 10 percent slopes, eroded	16.14	17.4%		2ft. (Fragipan)	UNF	**125	**41	**52	**93	46	42	30
**214B	Hosmer silt loam, 2 to 5 percent slopes	6.31	6.8%		2.3ft. (Fragipan)	UNF	**137	**45	**57	**103	62	54	49
**834F	Wellston-Westmore silt loams, 18 to 35 percent slopes	2.33	2.5%		4.9ft. (Lithic bedrock)	UNF	**88	**30	**36	**66	15	1	1
**214D2	Hosmer silt loam, 10 to 18 percent slopes, eroded	1.86	2.0%		2ft. (Fragipan)	UNF	**115	**38	**48	**86	43	40	28

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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