

MIDWEST LAND GROUP PRESENTS

25.5 ACRES IN

UNION COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INVESTMENT OPPORTUNITY IN HIGHLY DESIRABLE AREA IN SOUTHERN ILLINOIS

This 25.5 +/- acre property is situated in a highly sought-after, scenic section of the Shawnee National Forest, located near the second-highest elevation point in Illinois. The site offers a unique combination of permanent residency potential and immediate, turn-key income opportunities. The acreage includes space available for future development of a custom home.

The property features six state-approved campsites ready for immediate operation. These sites are strategically located on the Shawnee Wine Trail and the renowned River to River Trail in the Bald Knob Wilderness. Five of the six sites are fully equipped with electric and water hookups, plus a shared dump site. The final site includes its own separate electric, water, and dump site connections. All campsite infrastructure is new and requires no upgrades.

The newly remodeled, 1,088 square foot residential home is discreetly positioned away from the campsites to ensure privacy. This furnished, two bedroom, two full bath home features upgraded appliances and a comfortable, rustic aesthetic. It is currently generating income as a vacation rental but is equally suitable for use as a primary residence. Notable features include an 8'x32' screened-in front

porch that offers views of the surrounding wildlife and low traffic on the private access road.

A repainted 40'x50' barn stable, originally designed for equestrian use, is also on the property. This structure offers significant flexibility for various uses or conversion. The home is prepared as a turn-key rental, offering convenience for incoming guests.

The access road leads directly to the Bald Knob Cross of Peace, a major, highly visible regional landmark that attracts international visitors. The property is steps from the Godwin Trailhead and offers convenient access to major hiking destinations such as Pomona Natural Bridge and Little Grand Canyon. The area is a destination for outdoor enthusiasts, including bicyclists, rock climbers, and hunters, with ample public hunting grounds nearby.

The Shawnee Wine Trail, a significant visitor draw, is easily accessible, with three of the twelve wineries located within a five-mile radius. Additional regional amenities include two 150-year-old legacy orchards, local artisans, musicians, farm-to-table dining options, and a major university, collectively contributing to the area's strong destination appeal.

PROPERTY FEATURES

COUNTY: **UNION** | STATE: **ILLINOIS** | ACRES: **25.5**

- Great ROI
- 25.5 acres
- 2 bedrooms/2 full baths
- Newly remodeled
- 40'x50' barn
- 6 new RV sites with electric, water, and dump site
- Road frontage
- Located close to many local attractions
- River to River Trail
- Godwin Trailhead
- Bald Knob Cross of Peace
- Shawnee Wine Trail
- Hunting
- Surrounded by Shawnee National Forest
- 5 miles to Alto Pass, IL
- 25 miles to Carbondale, IL
- 30 miles to Cape Girardeau, MO
- 1.25 hours to Paducah, KY
- 2 hours to St. Louis, MO

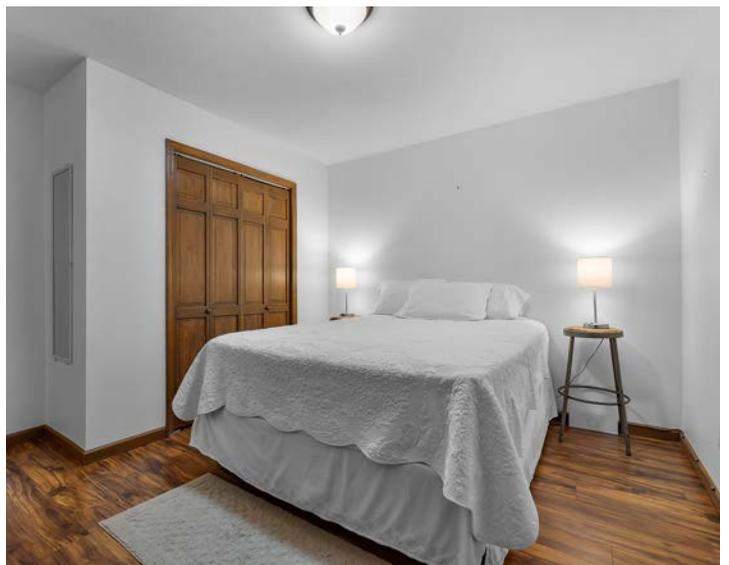
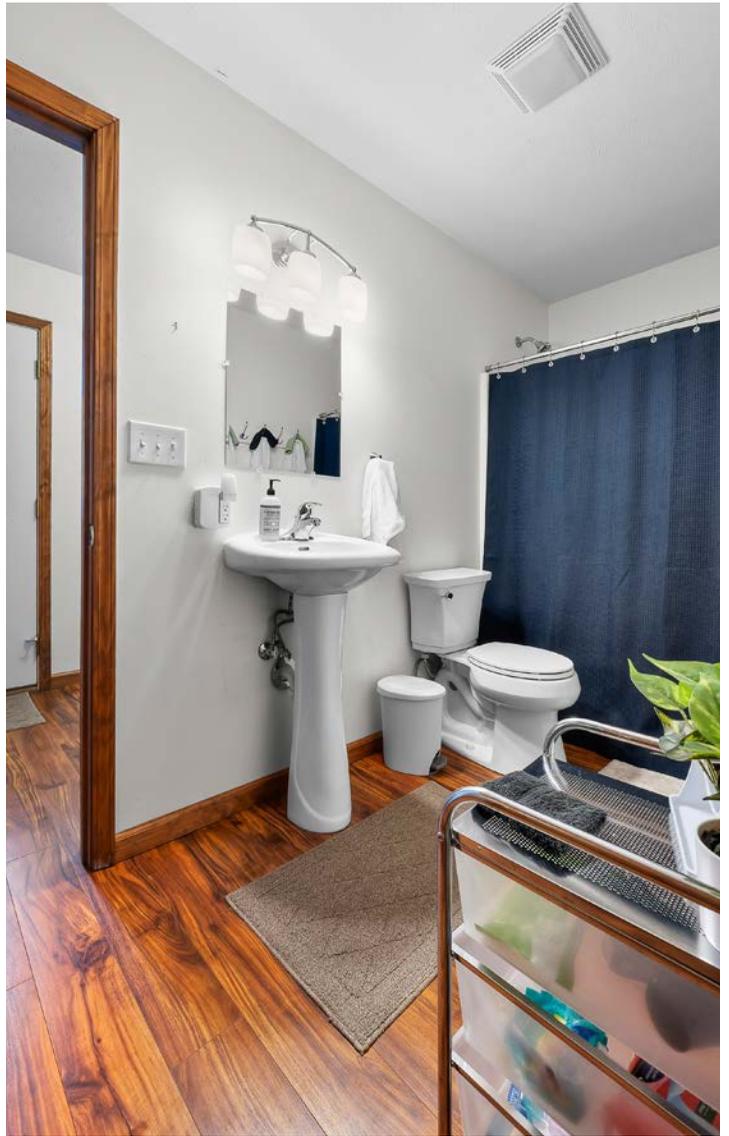


NEWLY REMODELED HOME

The 1,088 square foot residential home is discreetly positioned away from the campsites to ensure privacy. This furnished, two bedroom, two full bath home features upgraded appliances and a comfortable, rustic aesthetic.



2 BEDROOMS/2 FULL BATHS



6 NEW RV SITES



40'X50' BARN



25.5 ACRES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 34' 14.33, -89° 21' 34.87

0ft 289ft 578ft



Maps Provided By:



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8-11S-2W
Union County
Illinois



3/4/2026

TOPOGRAPHY MAP

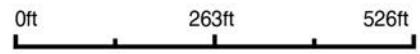


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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10.0
 Min: 649.2
 Max: 828.0
 Range: 178.8
 Average: 733.5
 Standard Deviation: 41.54 ft

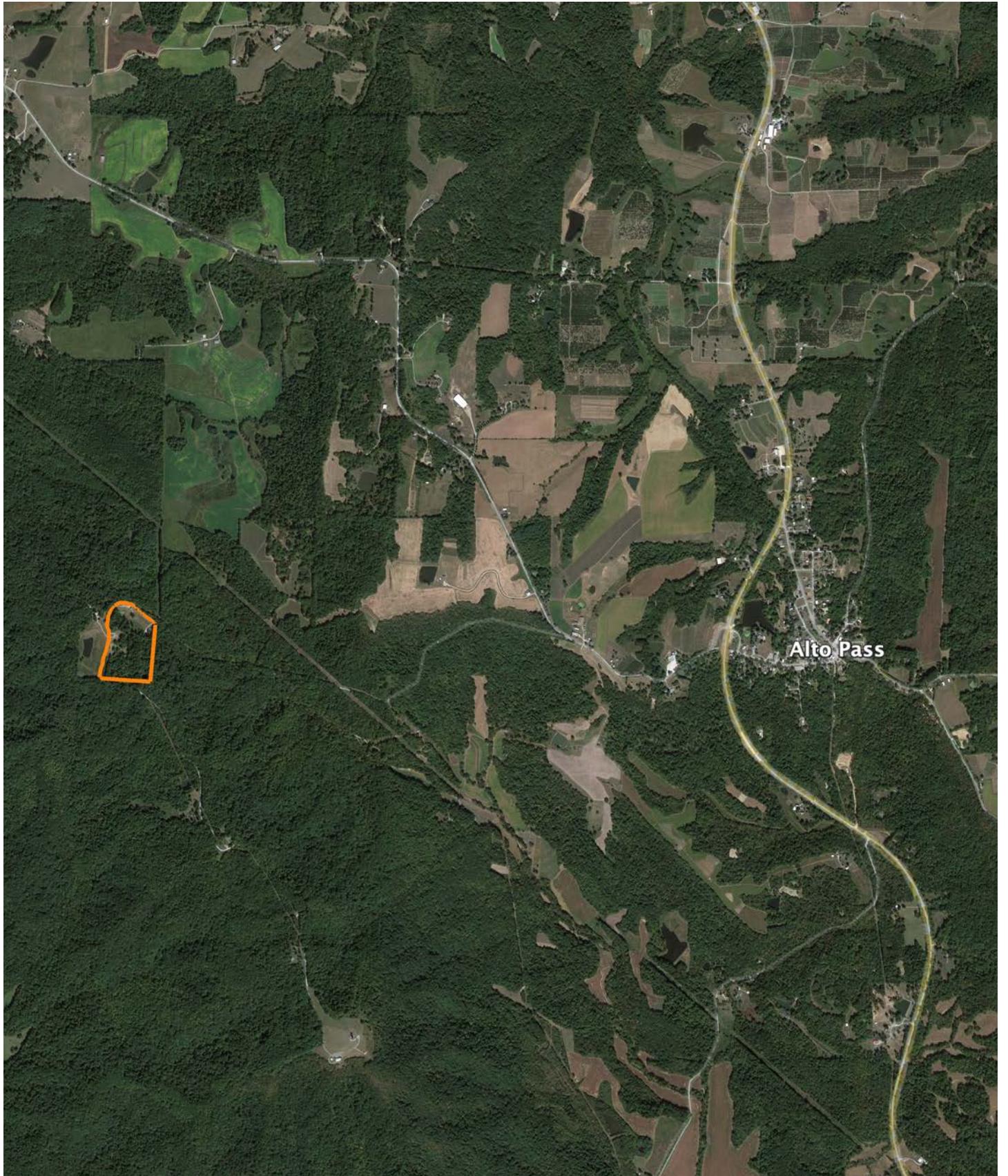


3/4/2026

8-11S-2W
Union County
Illinois

Boundary Center: 37° 34' 14.33, -89° 21' 34.87

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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