

MIDWEST LAND GROUP PRESENTS

6.73 ACRES IN

JACKSON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL & AFFORDABLE IN A GREAT LOCATION

Nestled in southern Jackson County, Illinois, this 6.73 +/- acre timber tract offers a serene, peaceful setting with sloping terrain and ridges, ideal for a build site, camping, or cabin with vacation rental possibilities. The property sits along a paved county road, making it easy to access and enjoy your piece of beautiful Southern Illinois! Imagine sitting on your porch, watching the sun come up with a cup of coffee, listening to wild turkeys gobble off in the distance, or relaxing after a long day to watch the sunset.

The location of this property makes it one of those hard-to-find properties. Located near the Shawnee National Forest, it provides exceptional deer and turkey hunting opportunities and is just minutes from iconic landmarks

like Little Grand Canyon, Pomona Natural Bridge, and Bald Knob Cross of Peace. Enjoy a day of hiking or biking on one of the many trails the area has to offer. Grab your fishing gear and head over to Cedar Lake for a day of fishing with boat ramp access just 7 miles away. The property is also just off the Shawnee Wine Trail, where you'll find many award-winning wines.

This property offers a great start for you to enjoy Mother Nature and the peace you deserve.

Call Land Agent Scott Schroeder at (815) 383-0702 to learn more about this property or to schedule an appointment to view the property.



PROPERTY FEATURES

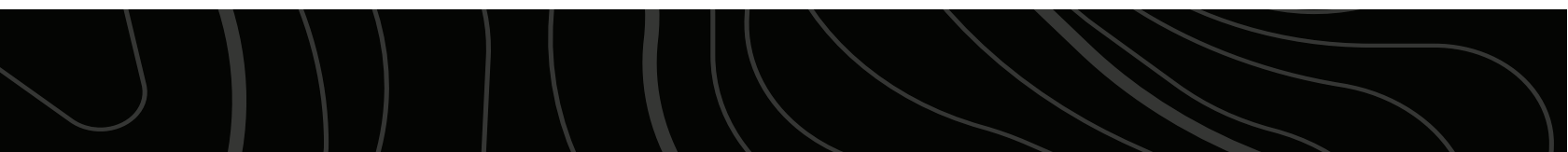
COUNTY: **JACKSON** | STATE: **ILLINOIS** | ACRES: **6.73**

- 6.73 +/- acres
- Wooded tract
- Sloping terrain with ridge tops
- Deer and turkey hunting
- Quiet and peaceful
- Possible build site
- Electric near by (no public water or sewer)
- Close to many iconic landmarks
- 7.5 miles to Cedar Lake
- 4 miles to Alto Pass, IL
- 12 miles to Carbondale, IL
- 14 miles to Murphysboro, IL
- 22 miles to Cape Girardeau, MO
- 111 miles to Saint Louis, MO

SLOPING TERRAIN WITH RIDGE TOPS



PEACEFUL BUILD SITE



AERIAL MAP



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Boundary Center: 37° 36' 3.53, -89° 22' 12.3



Maps Provided By:



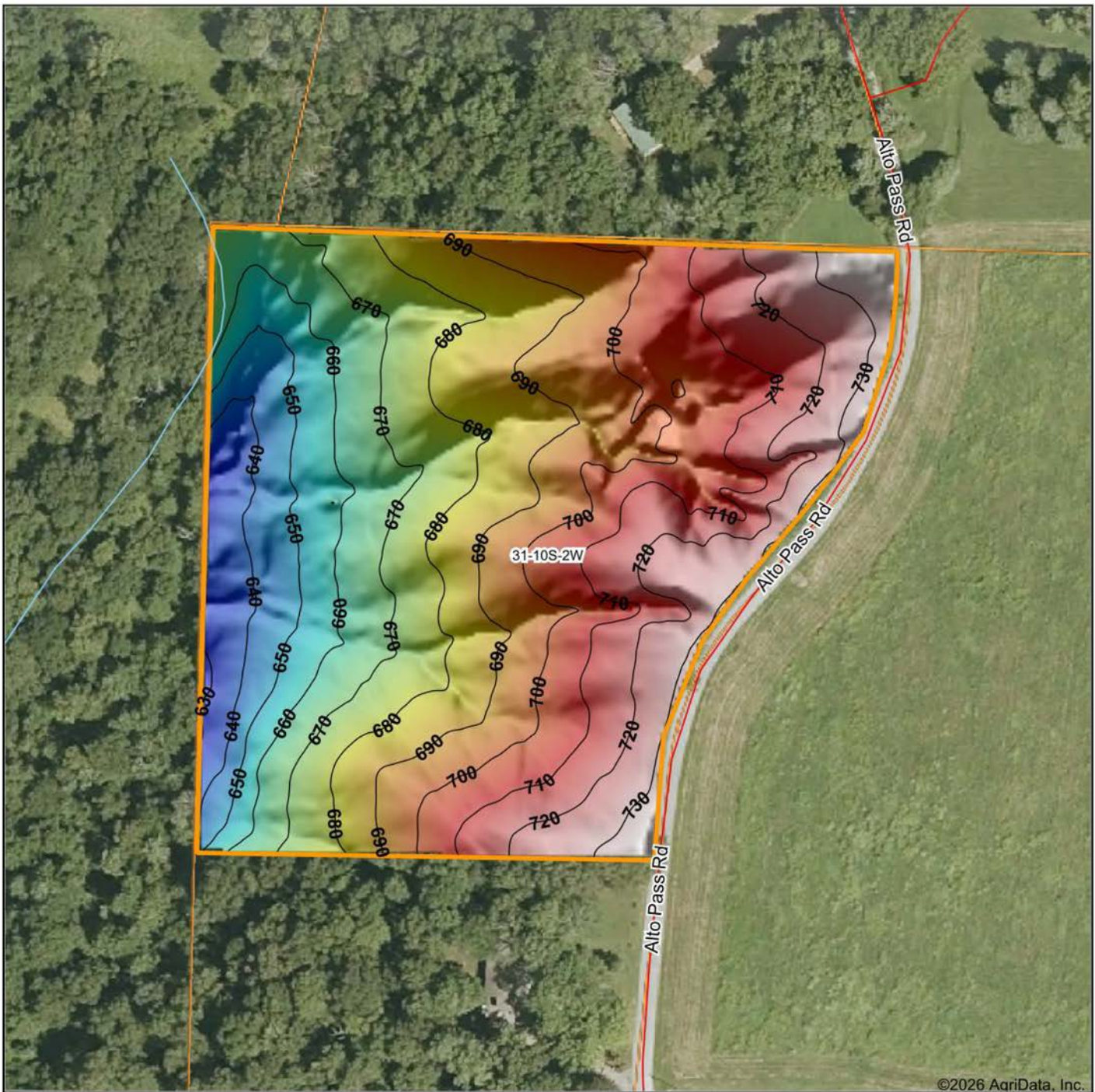
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31-10S-2W
Jackson County
Illinois



4/17/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 628.0

Max: 734.8

Range: 106.8

Average: 687.5

Standard Deviation: 26.38 ft

0ft 142ft 283ft

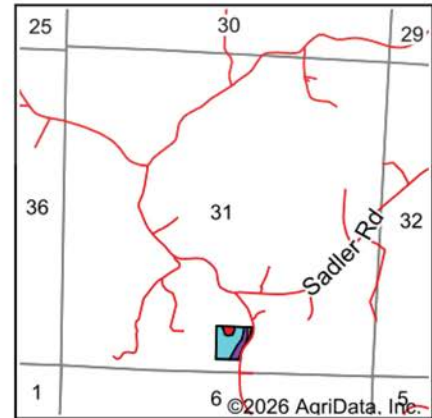
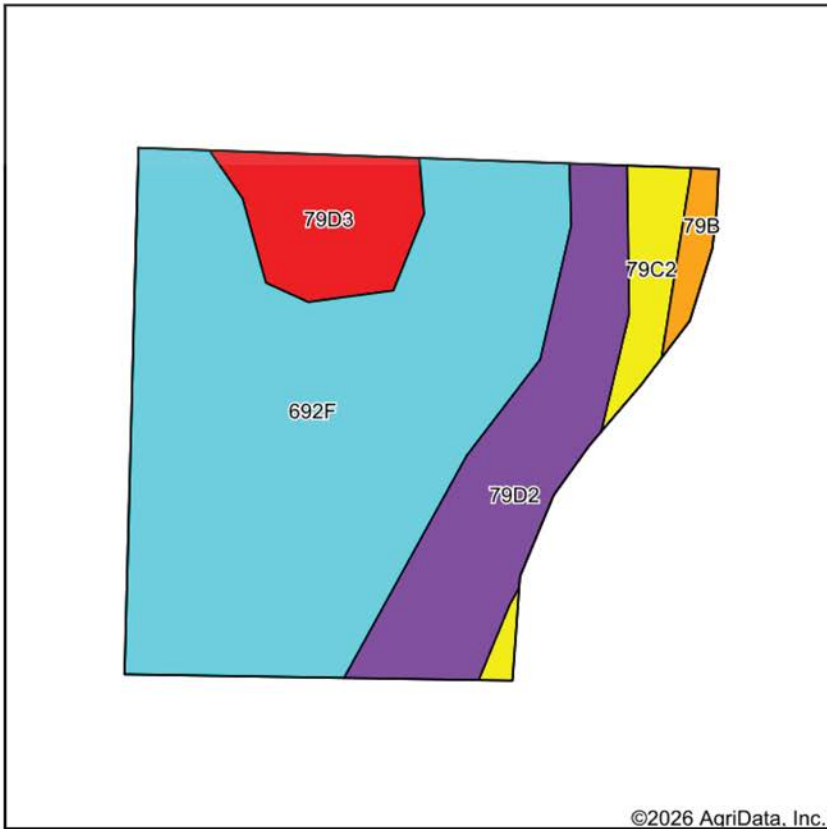


4/17/2026

31-10S-2W
Jackson County
Illinois

Boundary Center: 37° 36' 3.53, -89° 22' 12.3

SOILS MAP



State: **Illinois**
 County: **Jackson**
 Location: **31-10S-2W**
 Township: **Pomona**
 Acres: **6.73**
 Date: **4/17/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL077, Soil Area Version: 26

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	
**692F	Menfro-Wellston silt loams, 18 to 35 percent slopes	4.30	63.8%		4.9ft. (Lithic bedrock)	FAV	**107	**34	**41	**78	16	3	2	
**79D2	Menfro silt loam, 10 to 18 percent slopes, eroded	1.33	19.8%		> 6.5ft.	FAV	**144	**44	**55	**104	64	2	1	
**79D3	Menfro silt loam, 10 to 18 percent slopes, severely eroded	0.63	9.4%		> 6.5ft.	FAV	**130	**40	**50	**95	58	2	1	
**79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	0.34	5.1%		> 6.5ft.	FAV	**153	**47	**59	**112	69	2	1	
**79B	Menfro silt loam, 2 to 5 percent slopes	0.13	1.9%		> 6.5ft.	FAV	**162	**50	**62	**118	84	84	76	
Weighted Average								119.9	37.5	45.9	87.2	*n 33.4	*n 4.2	*n 3.1

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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