

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

JACKSON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME BUSINESS OPPORTUNITY IN SCENIC SOUTHERN ILLINOIS

Prime commercial business opportunity on 39 +/- acres along Route 127 between Murphysboro and Alto Pass, Illinois. Nestled just outside of Pomona, Illinois, in the scenic region near Shawnee National Forest, Cedar Lake, and the renowned wine trail, this property is a unique commercial gem.

Divided by Boat Dock Road, the northern parcel features two expansive buildings. One was set up for a brewery/restaurant space with over 4,300 square feet. Features include a brewing area, bar, dining area, commercial kitchen, and bathrooms. The other building is approximately 4,240 square feet, featuring 3,000 square

feet of shop area plus over 1,100 square feet of living area. The attic of this building is open for storage or more living area as well. The south parcel, approximately 12 acres, boasts over 4,000 square feet of ICF (Insulated Concrete Forms) constructed building with 10' tall walls all under a concrete flat roof. There is also a stage area overlooking the landscape.

Ideal for a variety of commercial ventures, this versatile property offers incredible visibility and proximity to tourism attractions. Don't miss this rare opportunity to be part of beautiful Southern Illinois!



PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **ILLINOIS** | ACRES: **39**

- 4,300 square foot brewery/restaurant building
- 4,200 square foot shop building with living area
- 4,000 square foot ICF building
- Brewery equipment
- Restaurant equipment
- Large parking area
- Large electric service
- Public water
- Highway frontage
- 1 mile from Cedar Lake
- 4 miles to Alto Pass, IL
- 10 miles to Murphysboro, IL
- 13 miles to Carbondale, IL
- 35 miles to Cape Girardeau, MO



RESTAURANT & BREWERY SETUP

Divided by Boat Dock Road, the northern parcel features two expansive buildings. One was set up for a brewery/restaurant space with over 4,300 square feet. Features include a brewing area, bar, dining area, commercial kitchen, and bathrooms.



4,200 SQUARE FOOT SHOP



ATTIC STORAGE SPACE



4,000 SQUARE FOOT ICF BUILDING

The south parcel, approximately 12 acres, boasts over 4,000 square feet of ICF (Insulated Concrete Forms) constructed building with 10' tall walls all under a concrete flat roof.



BOAT DOCK ROAD FRONTAGE



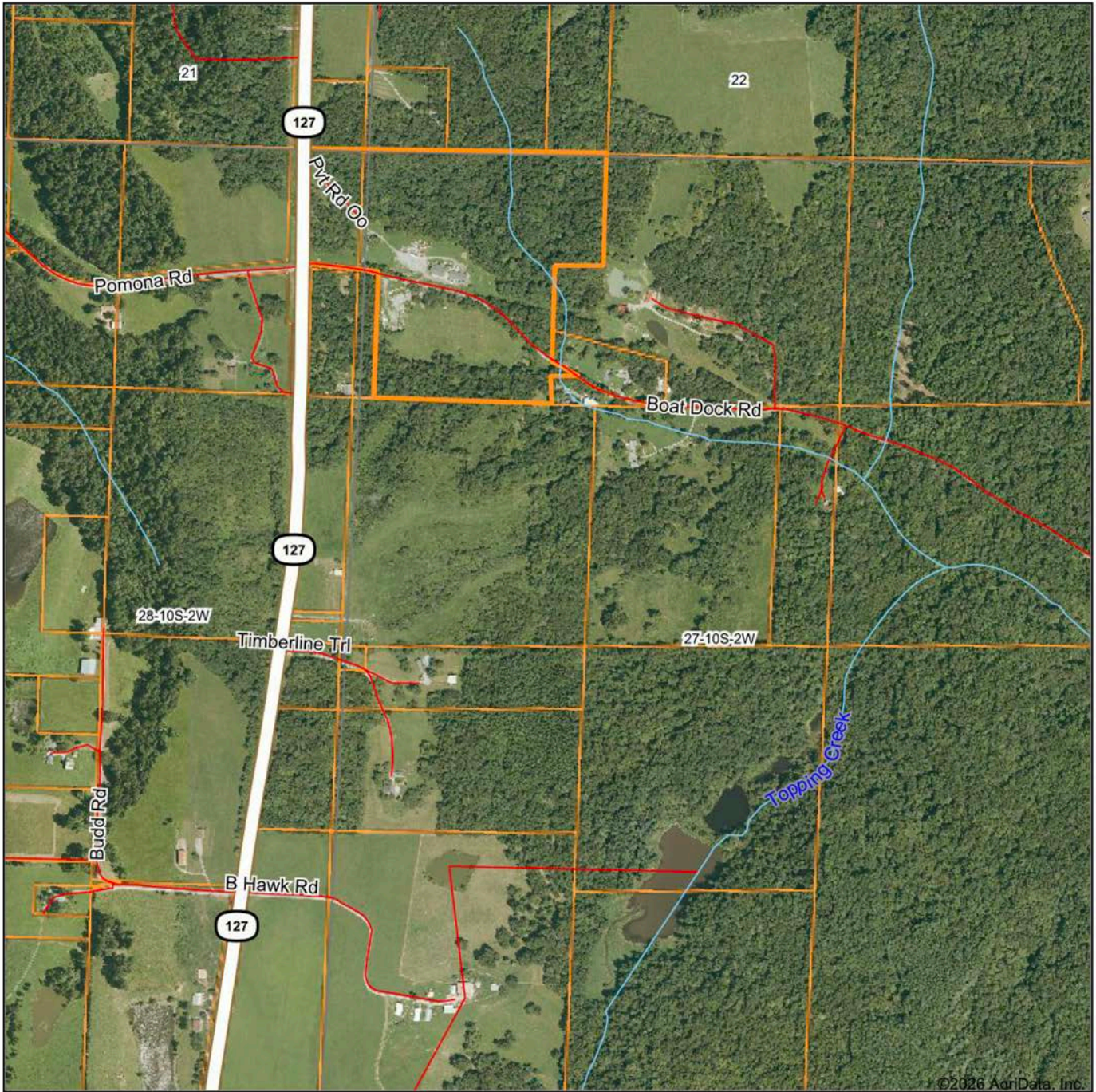
39 +/- ACRES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 37' 36.37, -89° 19' 20.06



Maps Provided By:



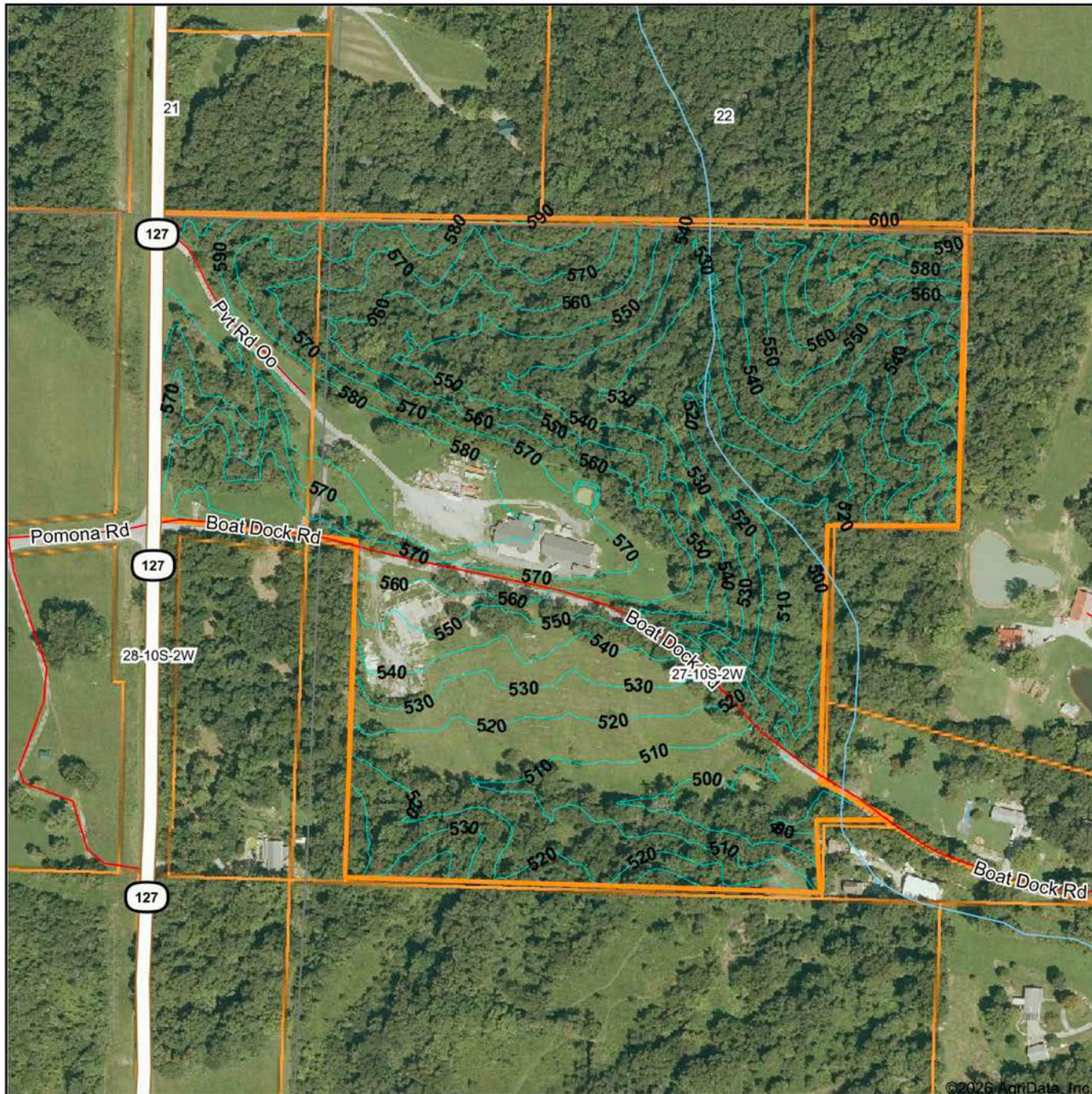
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27-10S-2W
Jackson County
Illinois



3/4/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 481.8

Max: 608.5

Range: 126.7

Average: 546.4

Standard Deviation: 26.61 ft

0ft 330ft 659ft



3/4/2026

27-10S-2W
Jackson County
Illinois

Boundary Center: 37° 37' 36.37, -89° 19' 20.06

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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