

MIDWEST LAND GROUP PRESENTS

8 ACRES IN

JOHNSON COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

8 +/- ACRES IN JOHNSON COUNTY

Relax and enjoy your own 8 +/- acre all-wooded tract made up of mostly mature pines and scattered hardwood oaks. The property offers a quiet setting, great for deer and turkey hunting, camping, or just enjoying nature. Access to the property is along an old abandoned county road. Located south of Creal Springs in Johnson County,

this tract is only 2 miles from The Shawnee Forest with over 2,000 acres of recreational access, and 3 miles from Lake of Egypt for boating and fishing. Whether you're looking for a weekend getaway or recreational retreat, this property is ready for your next adventure.

PROPERTY FEATURES

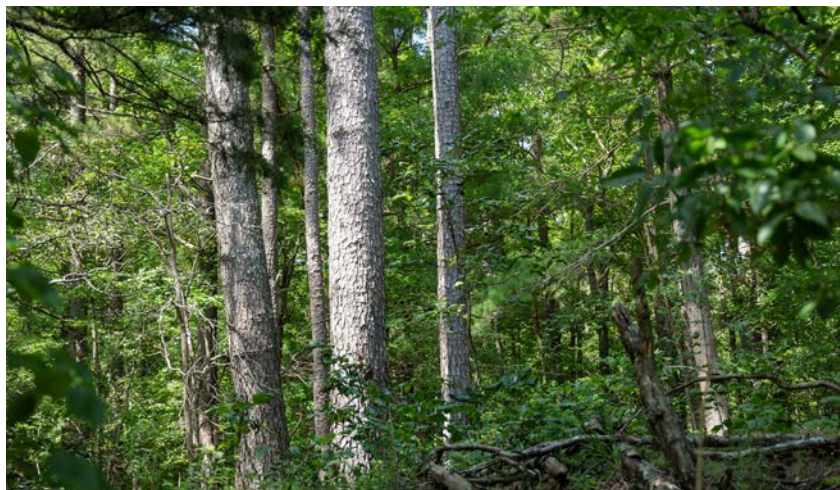
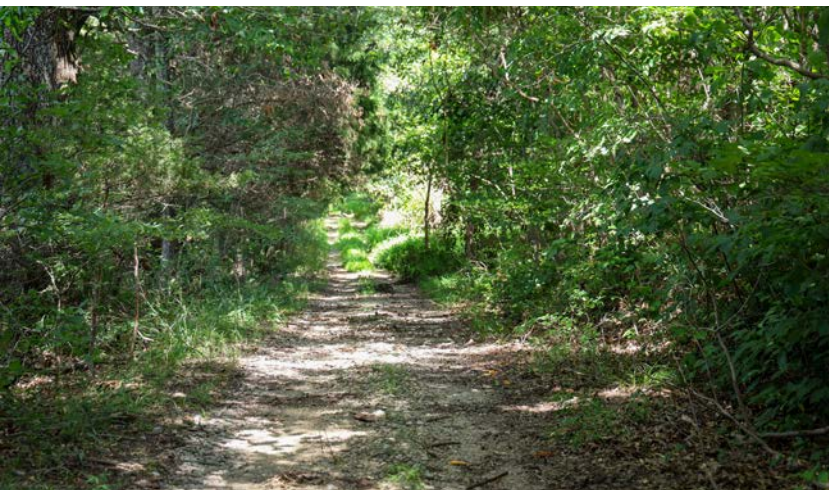
COUNTY: **JOHNSON** | STATE: **ILLINOIS** | ACRES: **8**

- All wooded
- Mostly mature pine/scattered oaks
- Quiet and peaceful
- Great deer and turkey hunting
- Great private camping area
- 2 miles from Shawnee National Forest
- 3 miles from Lake of Egypt
- 21 miles to Marion, IL
- 21 Miles to Goreville, IL
- 53 miles to Paducah, KY



ALL-WOODED TRACT

Relax and enjoy your own 8 +/- acre all-wooded tract made up of mostly mature pines and scattered hardwood oaks. The property offers a quiet setting, great for deer and turkey hunting, camping, or just enjoying nature



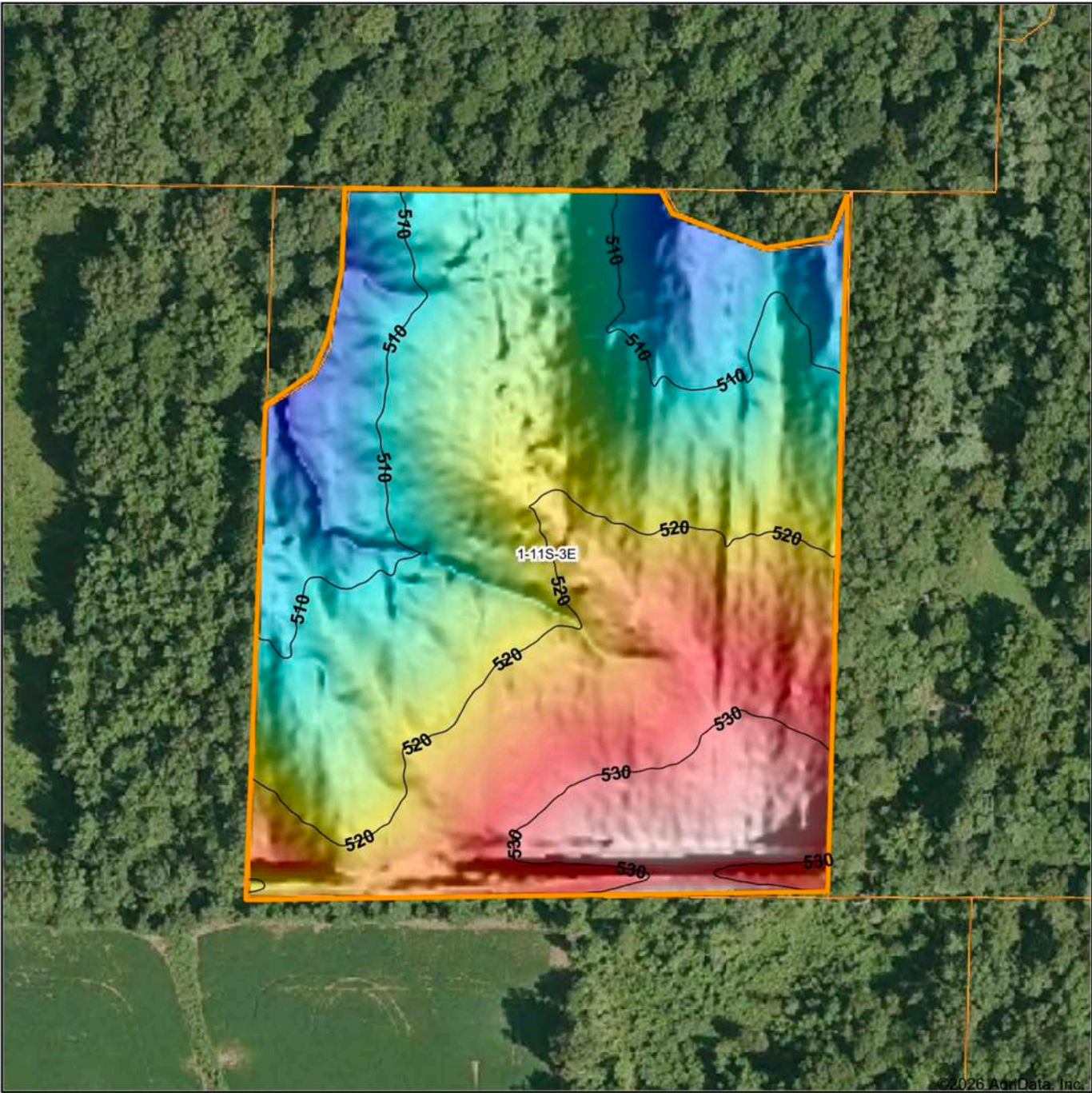
GREAT DEER AND TURKEY HUNTING



QUIET AND PEACEFUL



HILLSHADE MAP

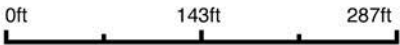


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 501.8
Max: 536.6
Range: 34.8
Average: 517.9
Standard Deviation: 7.94 ft

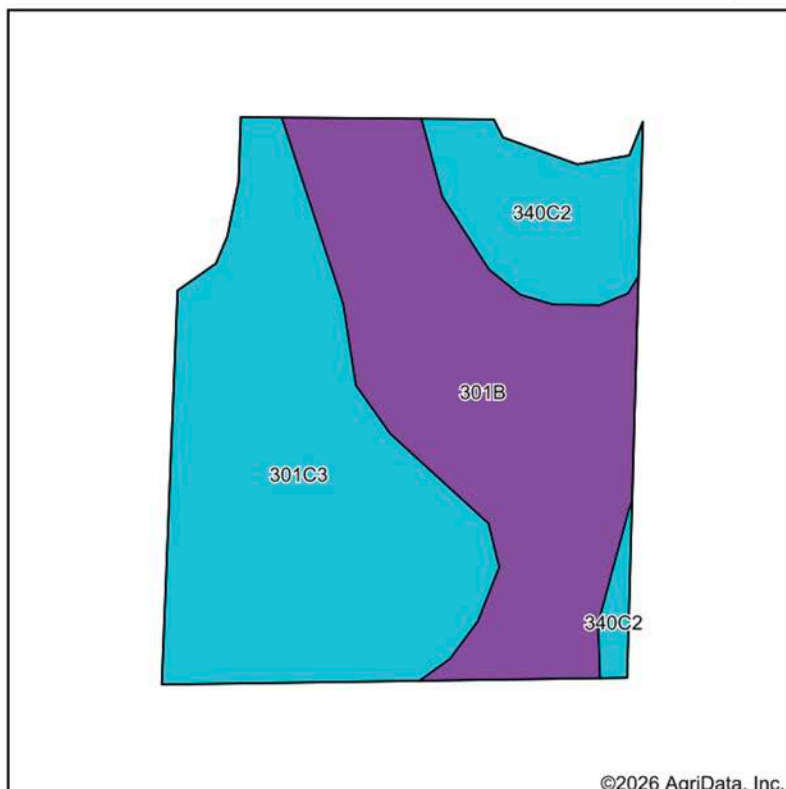


7/27/2026

1-11S-3E
Johnson County
Illinois

Boundary Center: 37° 35' 26.03, -88° 49' 29.55

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Johnson**
 Location: **1-11S-3E**
 Township: **Lake No. 2**
 Acres: **7.54**
 Date: **7/27/2026**



Maps Provided By:



Area Symbol: IL087, 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
**301C3	Grantsburg silt loam, 5 to 10 percent slopes, severely eroded	3.47	46.0%		2.7ft. (Fragipan)	UNF	**99	**34	**41	**75	50	46	31
**301B	Grantsburg silt loam, 2 to 5 percent slopes	3.10	41.1%		3.2ft. (Fragipan)	UNF	**131	**45	**54	**100	65	61	51
**340C2	Zanesville silt loam, 5 to 10 percent slopes, eroded	0.97	12.9%		1.6ft. (Fragipan)	UNF	**110	**38	**47	**84	41	41	26
Weighted Average							113.6	39	47.1	86.4	*n 55	*n 51.5	*n 38.6

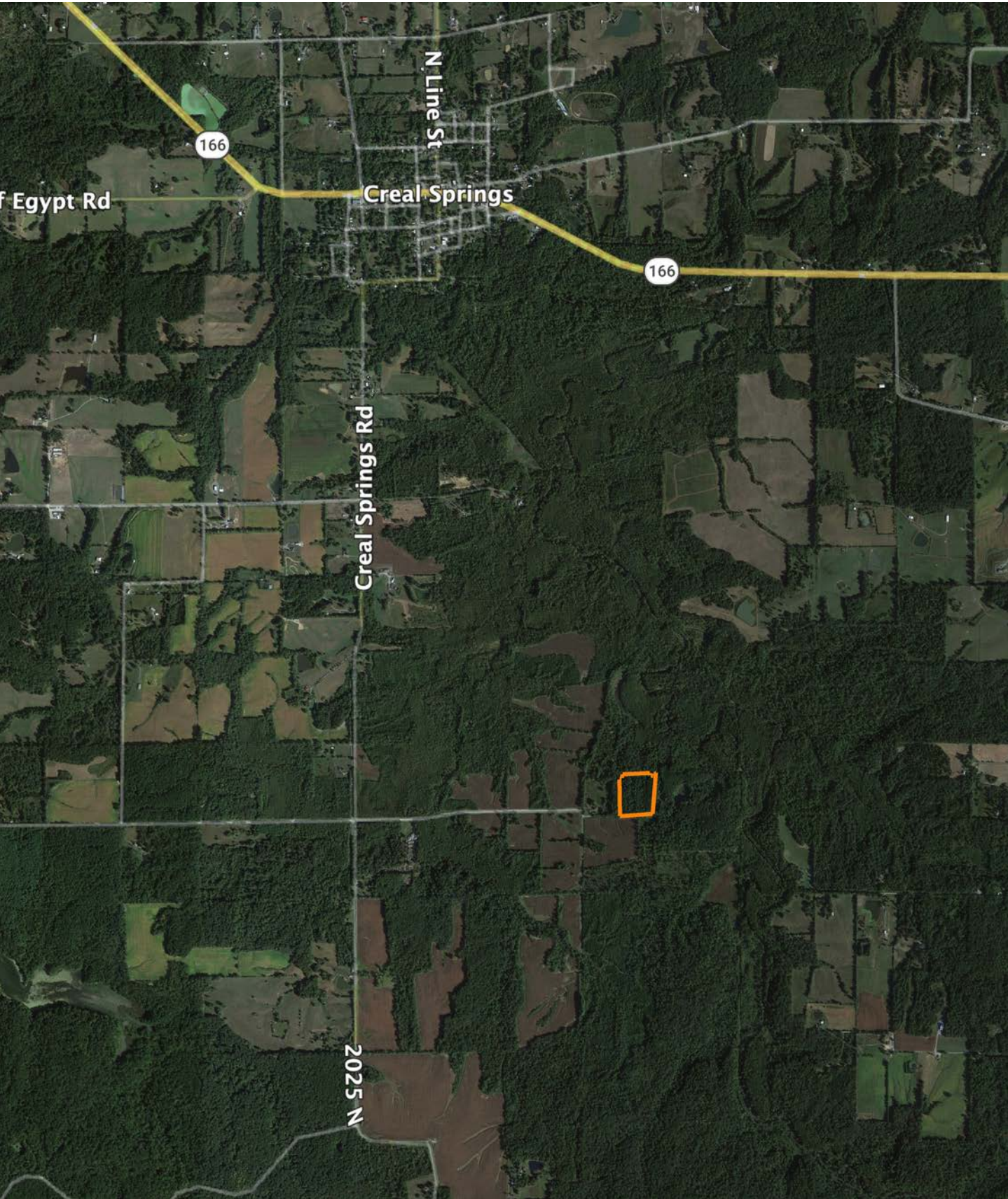
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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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LAND AGENT

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