



MIDWEST LAND GROUP
PRESENTS

JACKSON COUNTY

ILLINOIS

31 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILDABLE 31 ACRES IN JACKSON COUNTY WITH DEVELOPMENT POTENTIAL!

Located in Jackson County, Illinois, south of Carbondale, this 31 +/- acre property offers a versatile mix of open grassland and timber with great views. Private and secluded, it's bordered on the north side by the Shawnee National Forest, giving exceptional access to nature and outdoor recreation.

With county road frontage, electric service available, and a 4" water main running through the property, this tract offers excellent accessibility and investment potential. Whether you're looking to create several small acreage

tracts or enjoy one large private estate, this property offers the flexibility to fit your vision.

Conveniently located just minutes from the amenities of Carbondale, Cedar Lake for fishing, hiking the famous River to River Trail, catching a SIU college game, or enjoying a trip on the Shawnee Wine Trail.

This is a rare opportunity to own a scenic property that combines privacy, recreation, and future development possibilities!



PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **ILLINOIS** | ACRES: **31**

- Privacy
- Scenic views
- Shawnee National Forest borders the north side
- Mix of open grassland and timber
- Hiking/biking
- Hunting
- Electric availability
- 4" water main
- Great development opportunities
- 11 miles to Carbondale, IL
- 29 miles to Marion, IL
- 36 miles to Cape Girardeau, MO
- 66 miles to Paducah, KY
- 115 miles to Saint Louis, MO

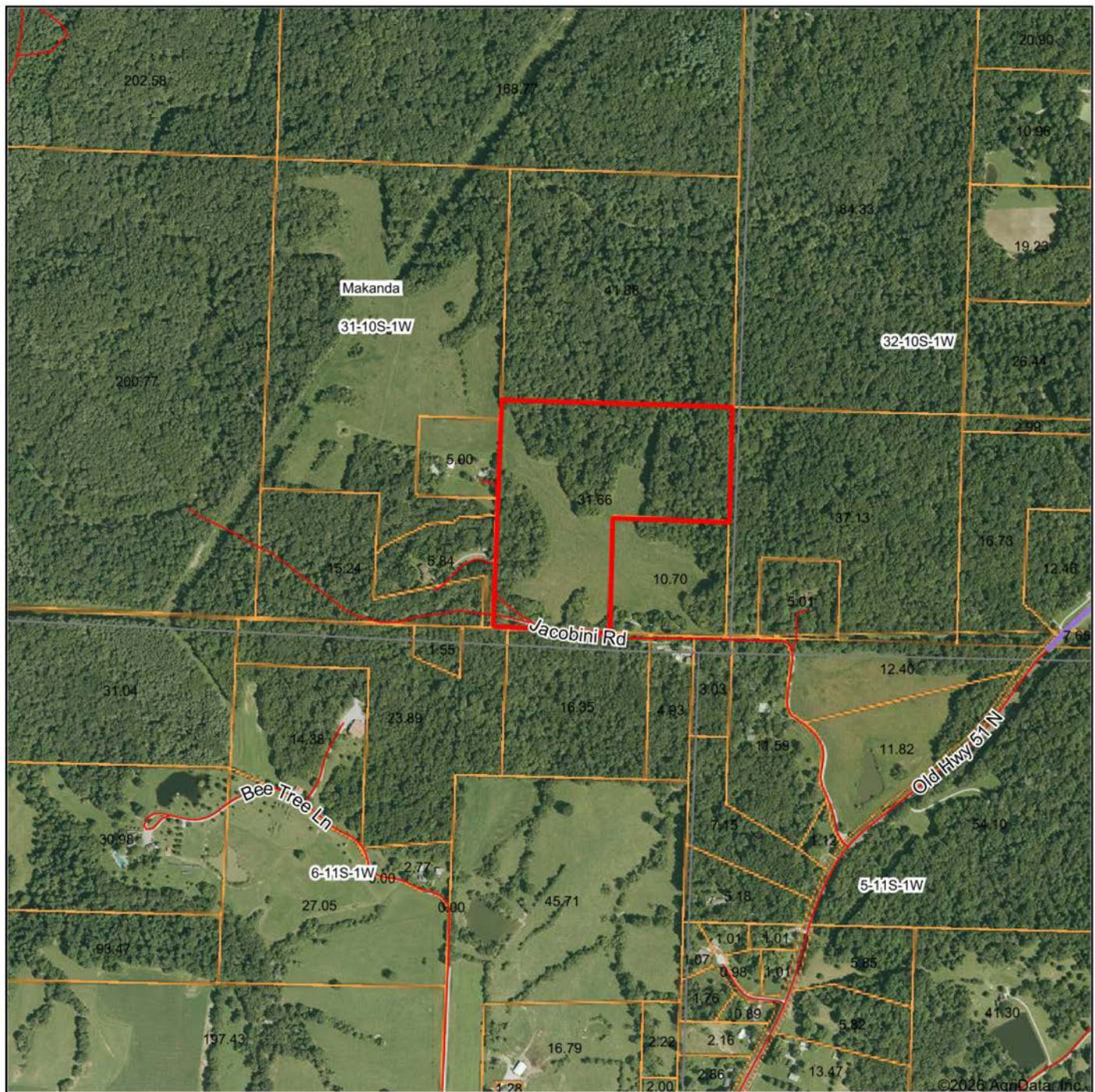
GREAT DEVELOPMENT OPPORTUNITIES



MIX OF OPEN GRASSLAND AND TIMBER



AERIAL MAP



Boundary Center: 37° 36' 2.13, -89° 15' 1.5

0ft 909ft 1817ft



Maps Provided By:



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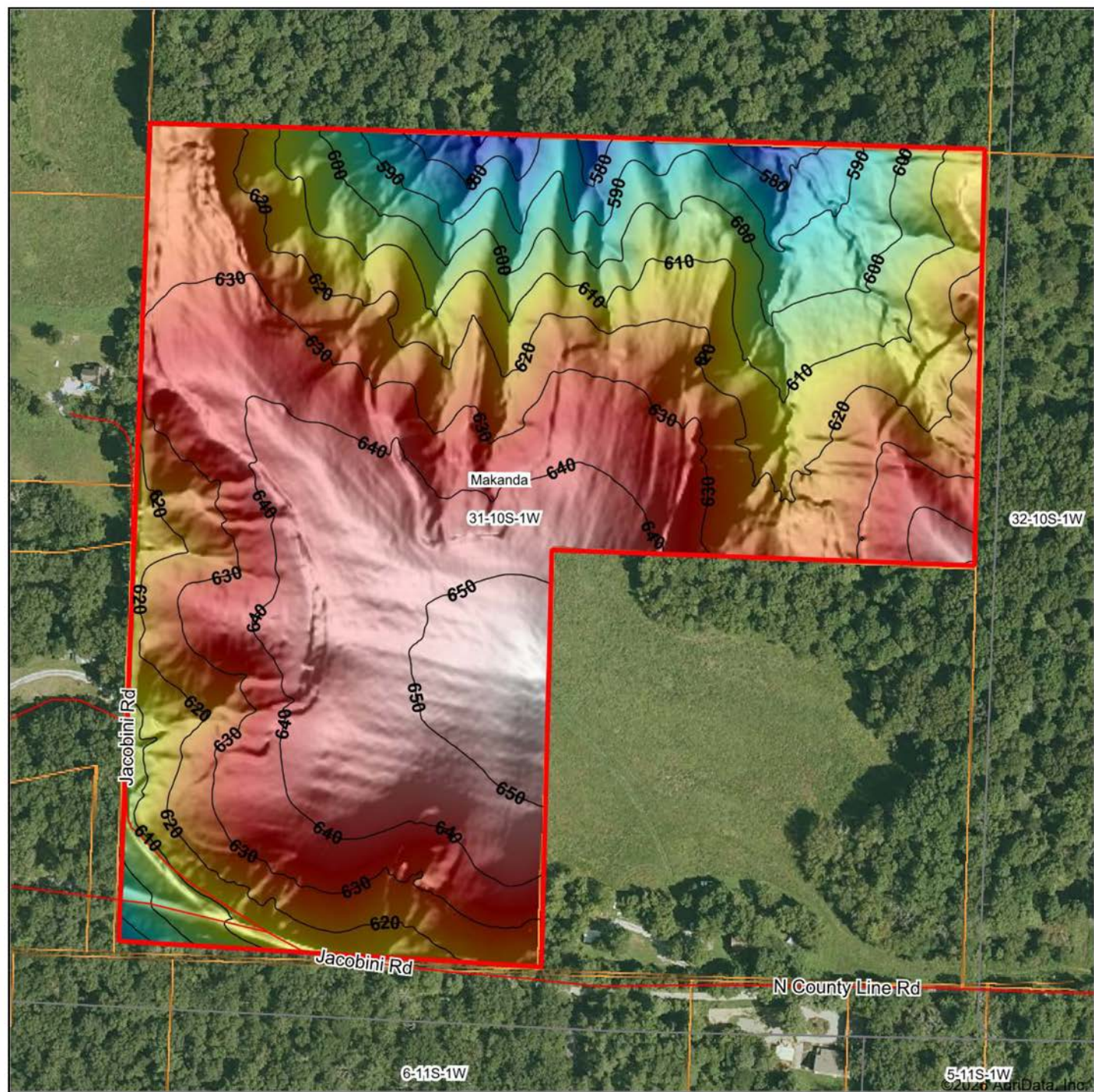
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31-10S-1W
Jackson County
Illinois



7/30/2026

HILLSHADE MAP



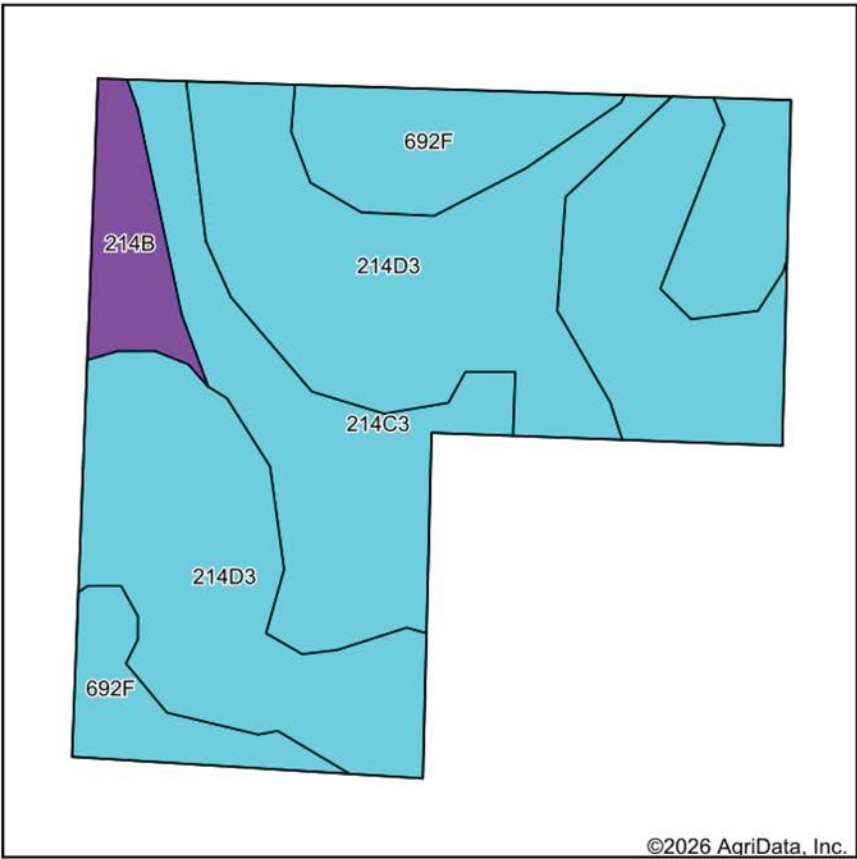
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 567.2
Max: 657.1
Range: 89.9
Average: 624.3
Standard Deviation: 18.37 ft

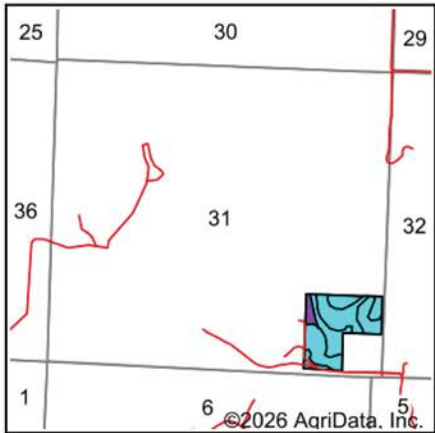


7/30/2026
31-10S-1W
Jackson County
Illinois
Boundary Center: 37° 36' 2.13, -89° 15' 1.5

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Jackson**
Location: **31-10S-1W**
Township: **Makanda**
Acres: **31.35**
Date: **7/30/2026**



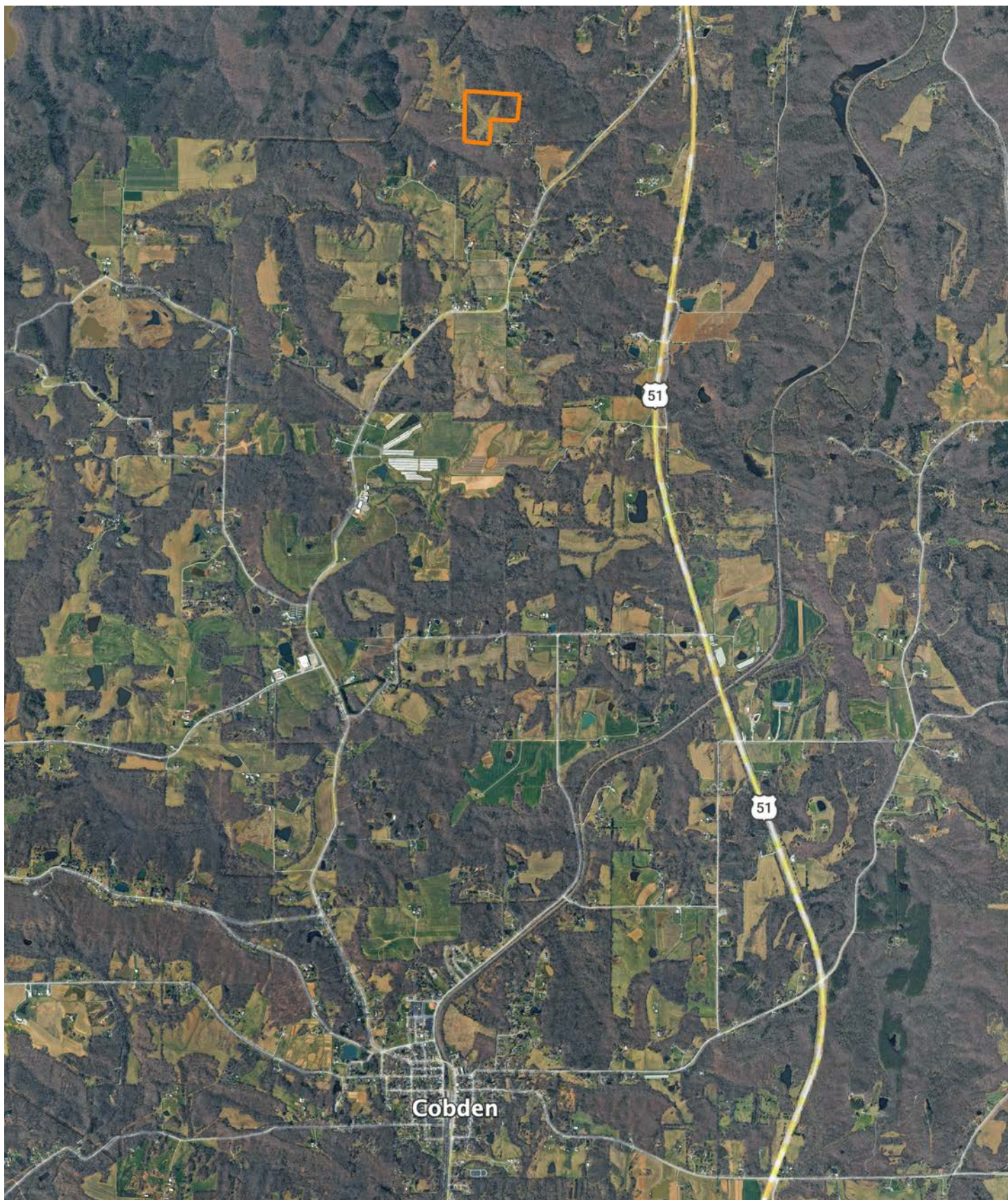
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Area Symbol: IL077, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Restrictive Layer	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
**214D3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	15.96	50.9%		1.9ft. (Fragipan)	UNF	**94	**31	**39	**70	33	33	23
**214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	9.55	30.5%		2.4ft. (Fragipan)	UNF	**104	**34	**43	**78	55	55	34
**692F	Menfro-Wellston silt loams, 18 to 35 percent slopes	4.18	13.3%		4.9ft. (Lithic bedrock)	FAV	**107	**34	**41	**78	16	3	2
**214B	Hosmer silt loam, 2 to 5 percent slopes	1.66	5.3%		2.3ft. (Fragipan)	UNF	**137	**45	**57	**103	62	54	49
Weighted Average							101.1	33.1	41.4	75.3	*n 39	*n 36.8	*n 24.9

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

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