

MIDWEST LAND GROUP PRESENTS



63 ACRES
JACKSON COUNTY, IL

479 Jacobini Road, Cobden, Illinois 62920



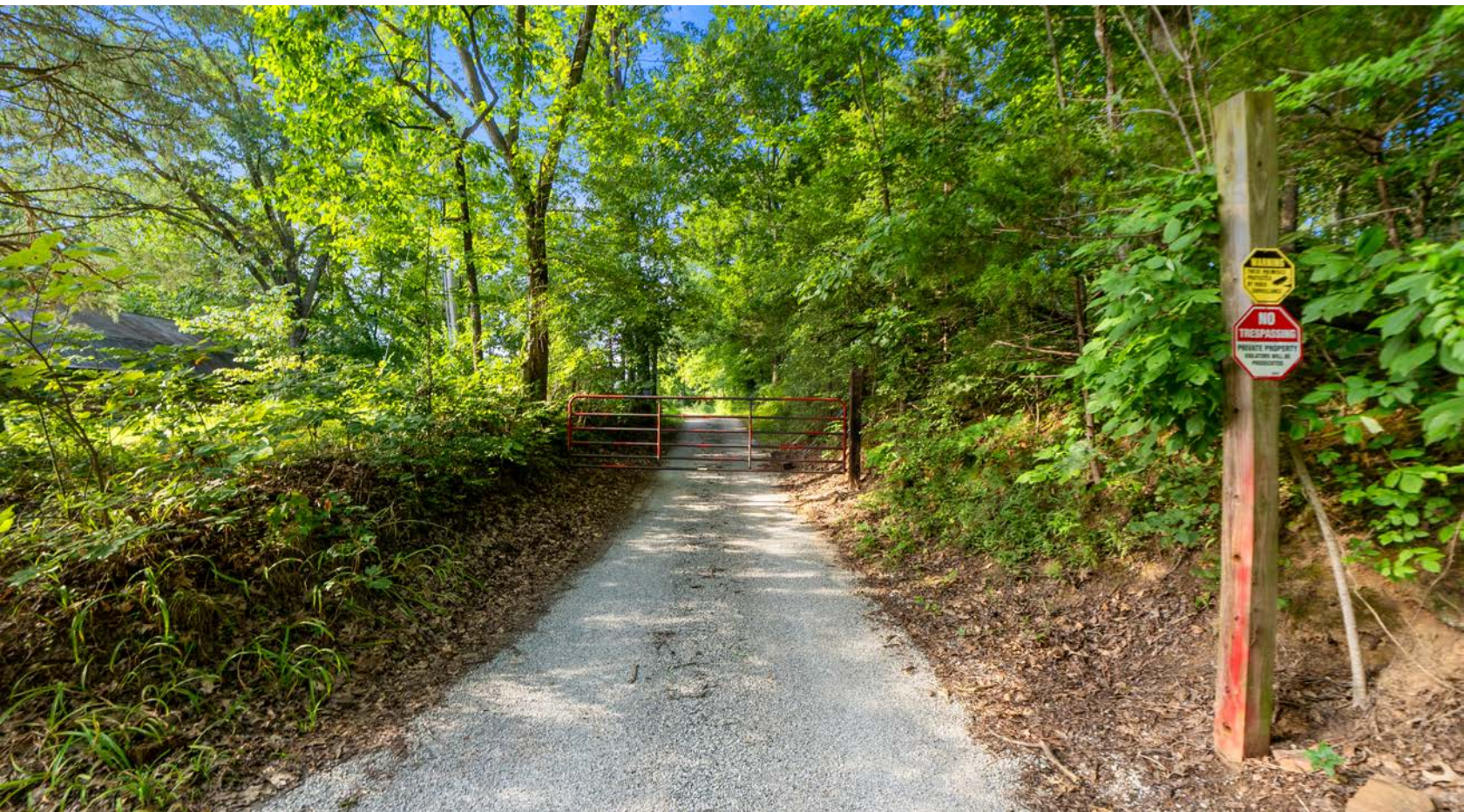
MIDWEST LAND GROUP IS HONORED TO PRESENT

63 +/- ACRES OF PRIVACY WITH SCENIC VIEWS!

Located just south of Carbondale, Illinois, this 63 +/- acre property offers privacy, scenic views, and a peaceful setting, bordered by the Shawnee National Forest on three sides. Lirley Trailhead is located just north of this property and is part of the River to River Trail System, which features miles and miles of hiking trails. The versatile 63 +/- acre tract features approximately 30 +/- acres of timberland with the remaining property being open grassland. The open grassland is currently being used for hay production but could be used for a variety of uses such as row crops, vineyard, orchard, food plots, or any available government programs.

Public water and electricity are already available, making it ready for your dream home or recreational retreat. An older farmhouse with a 40'x40' storage barn currently generates rental income, adding immediate investment potential.

Whether you're looking for a private homesite, hunting property, or long-term investment, this rare tract combines natural beauty and income potential in a prime southern Illinois location!



PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **ILLINOIS** | ACRES: **63**

- Privacy
- Scenic views
- Timberland
- Open grassland
- Deer and turkey hunting
- Hiking/biking
- Public water
- Electricity
- Farmhouse and building
- Small pond
- Surrounded by Shawnee National Forest on 3 sides
- Close proximity to the River to River Trail
- Minutes to Cedar Lake for fishing, canoeing, kayaking
- 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



TIMBERLAND

The versatile 63 +/- acre tract features approximately 30 +/- acres of timberland with the remaining property being open grassland. This property offers privacy, scenic views, and a peaceful setting, bordered by the Shawnee National Forest on three sides.



SMALL POND



FARMHOUSE AND BUILDING



OPEN GRASSLAND

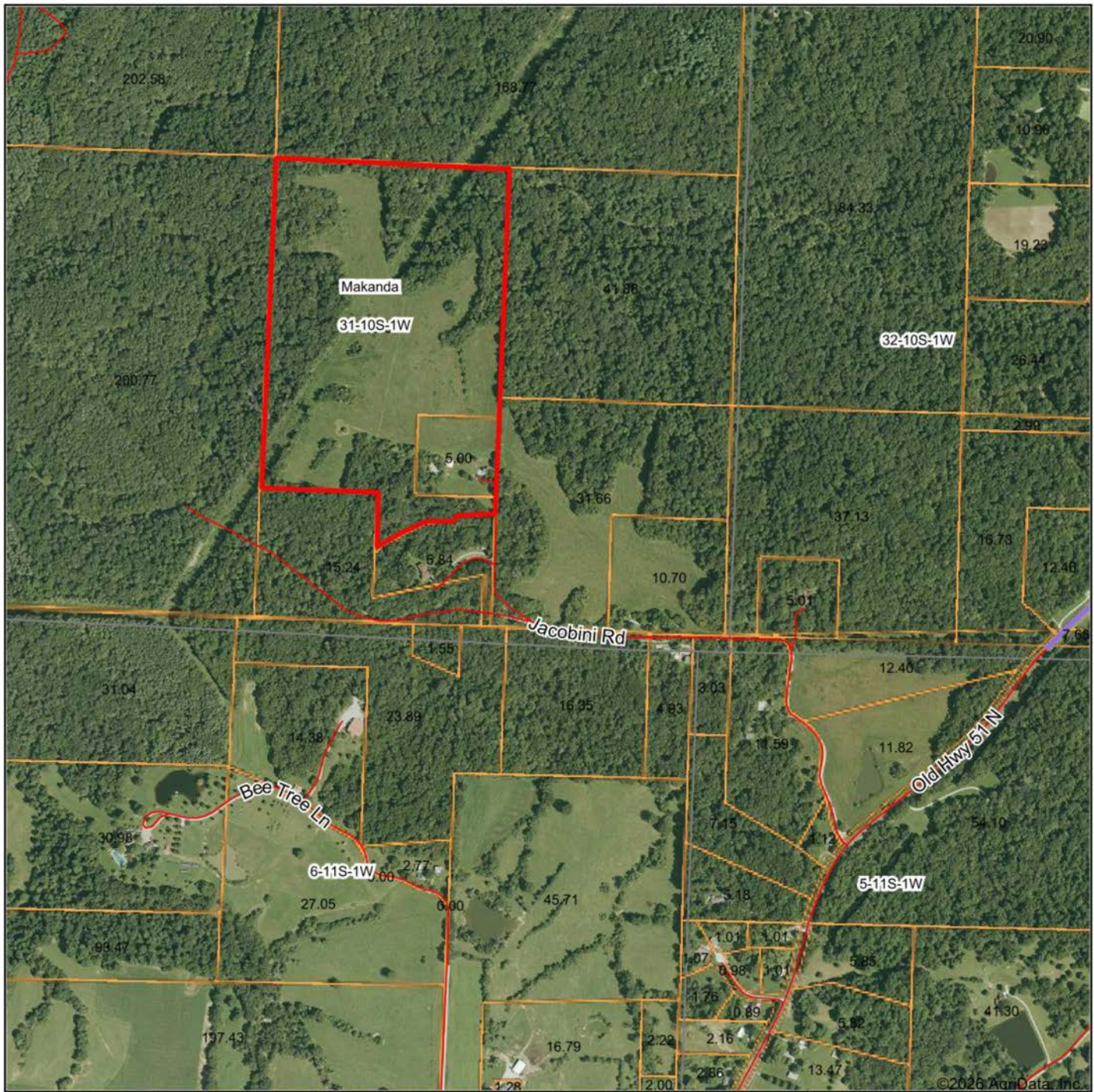
The open grassland is currently being used for hay production but could be used for a variety of uses such as row crops, vineyard, orchard, food plots, or any available government programs.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 36' 11.25, -89° 15' 18.29

0ft 909ft 1817ft



Maps Provided By:



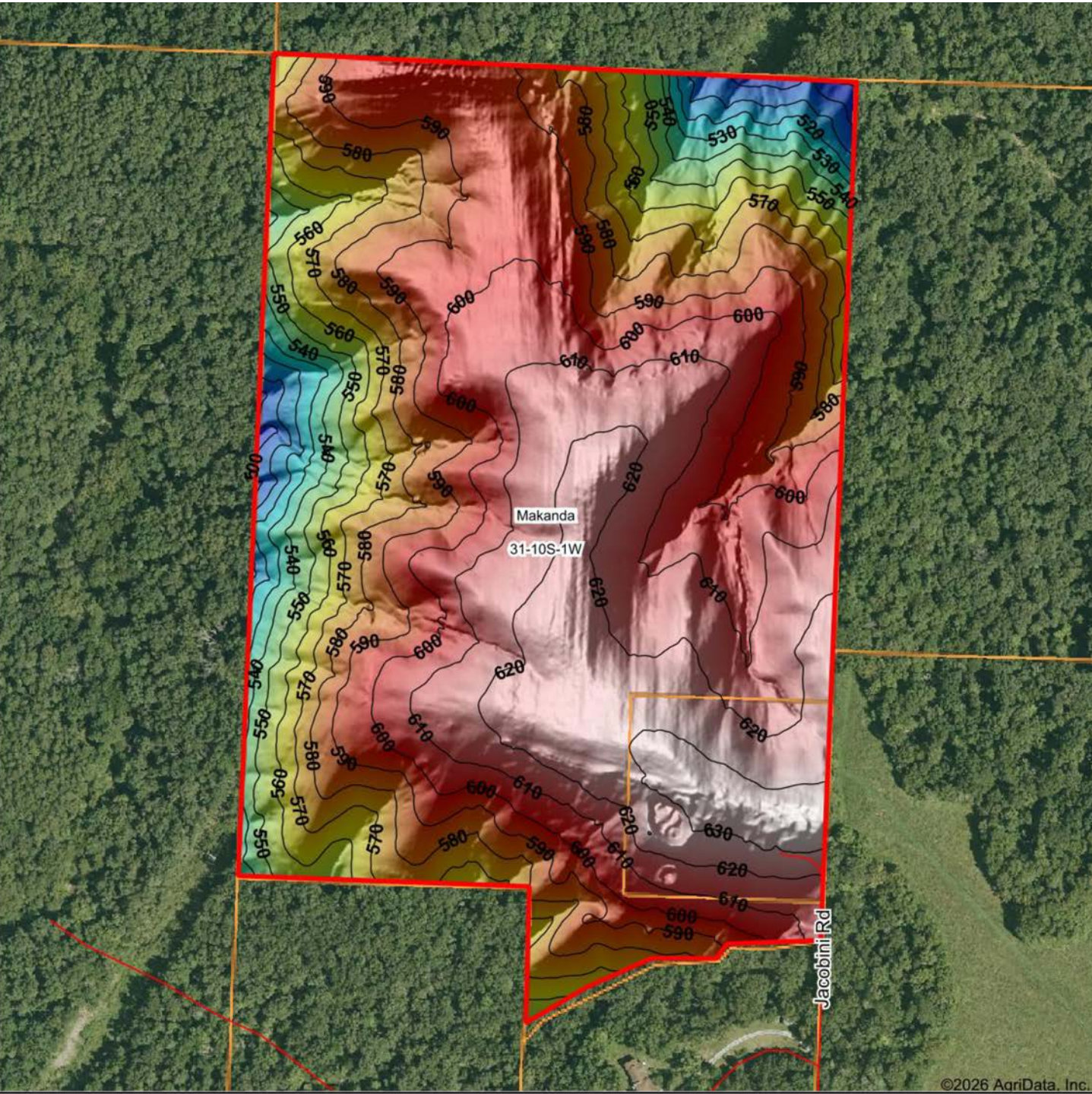
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31-10S-1W
Jackson County
Illinois



7/30/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



Source: USGS 1 meter dem
Interval(ft): 10
Min: 488.9
Max: 635.9
Range: 147.0
Average: 590.0
Standard Deviation: 28.67 ft

0ft 370ft 739ft

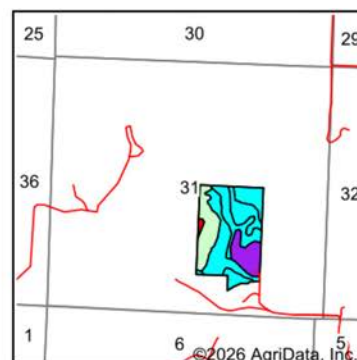
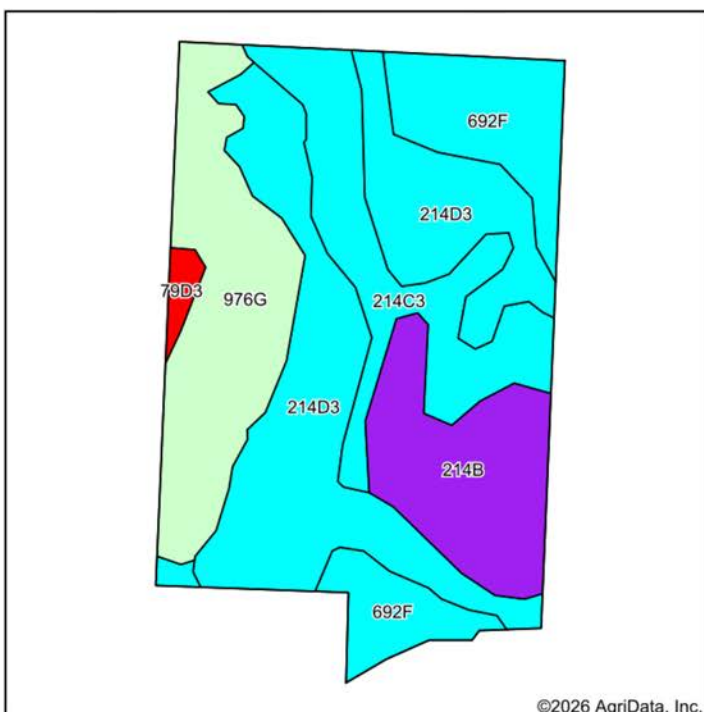


7/30/2026

31-10S-1W
Jackson County
Illinois

Boundary Center: 97° 56' 14.05" W 39° 15' 10.00" N

SOILS MAP



State: **Illinois**
 County: **Jackson**
 Location: **31-10S-1W**
 Township: **Makanda**
 Acres: **63.42**
 Date: **7/30/2026**



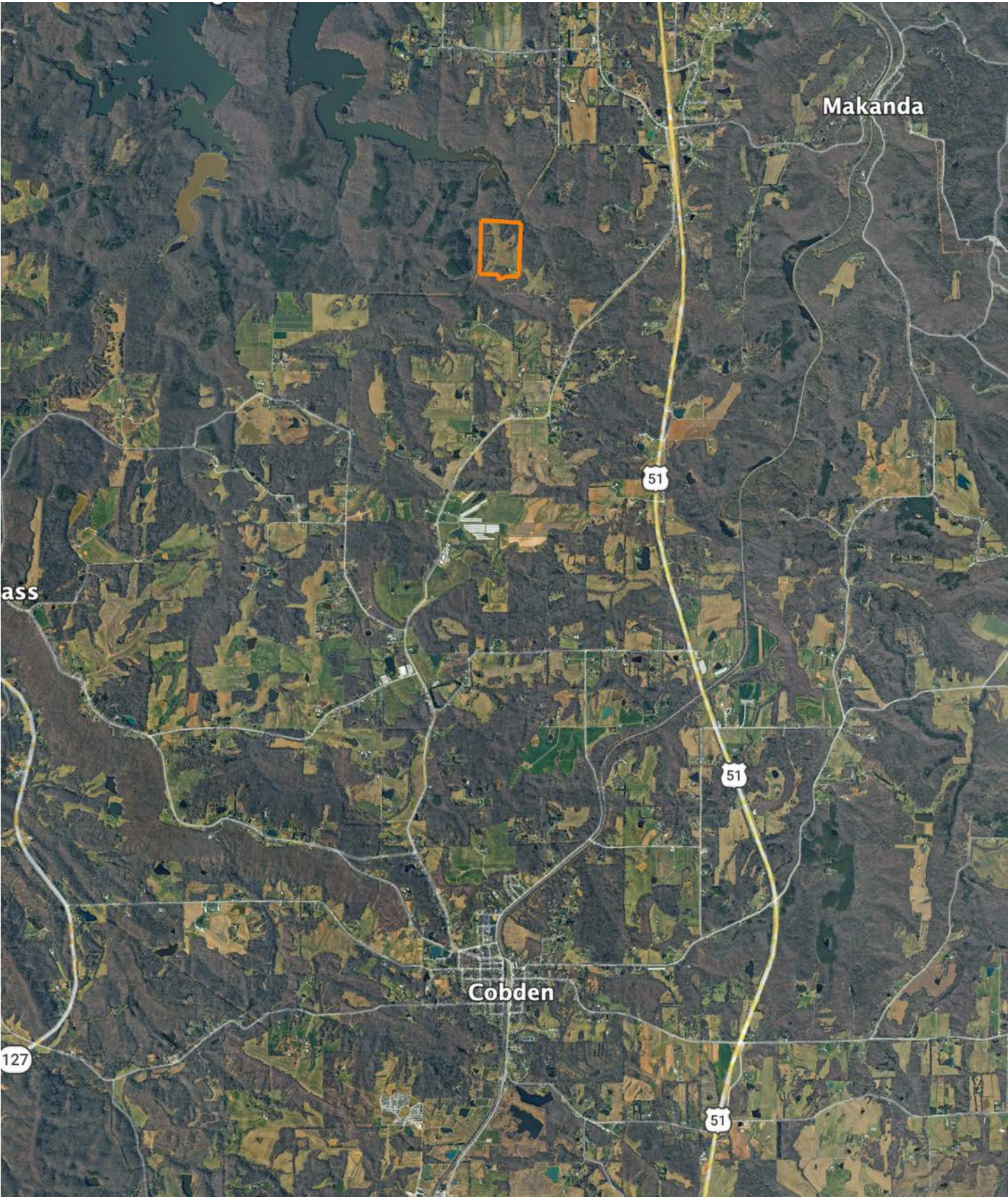
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Soils data provided by USDA and NRCS.

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
**214D3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	21.81	34.3%		1.9ft. (Fragipan)	UNF	**94	**31	**39	**70	33	33	23
**976G	Neotoma-Rock outcrop complex, 35 to 70 percent slopes	12.44	19.6%		4.9ft. (Lithic bedrock)	UNF	**0	**0	**0	**0	7		
**214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	10.00	15.8%		2.4ft. (Fragipan)	UNF	**104	**34	**43	**78	55	55	34
**692F	Menfro-Wellston silt loams, 18 to 35 percent slopes	9.31	14.7%		4.9ft. (Lithic bedrock)	FAV	**107	**34	**41	**78	16	3	2
	Description		of field	Productivity Index Legend	Layer	rooting a	Bu/A	Bu/A	Bu/A	productivity index for optimum management	NCCPI Overall	NCCPI Corn	Soybeans
**214B	Hosmer silt loam, 2 to 5 percent slopes	9.18	14.5%		2.3ft. (Fragipan)	UNF	**137	**45	**57	**103	62	54	49
**79D3	Menfro silt loam, 10 to 18 percent slopes, severely eroded	0.68	1.1%		> 6.5ft.	FAV	**130	**40	**50	**95	58	2	1
Weighted Average							85.7	28	35	63.7	*n 33.3	*n 28.3	*n 20.7

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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