

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

UNION COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

50 +/- ACRES OF BUILDABLE RECREATIONAL LAND IN UNION COUNTY, IL

Located in Union County, just outside the Village of Cobden, Illinois, sits this 50 +/- acre, mostly timber tract. The property currently has an older doublewide trailer, storage barn, and another structure that could be removed to make room for a new build site. There is electric and public water already in place, making it an ideal canvas for your dream house!

With the topography made up of ridges and draws and an elevation change of over 100' from the north to the south, those early morning sunrises and evening sunsets are going to be incredible! A detailed ridgeline runs from the east line to the west property line. The property has recently been logged, opening up a trail system that will

be ideal for hiking and enjoying your own private nature trails, or will make easy access to future food plots. The property is further enhanced by a meandering creek along the back of the property. Beyond the boundaries, you are just a short distance from the Shawnee National Forest, Shawnee Wine Trail, Cedar Lake, and hiking and biking trails, just to name a few of the numerous options that Southern Illinois has to offer.

If you're looking for your own recreational property for hunting or that build site with spectacular views and privacy, then you will want to take a look at this one! Properties with this kind of potential don't hit the market that often, so don't miss out.



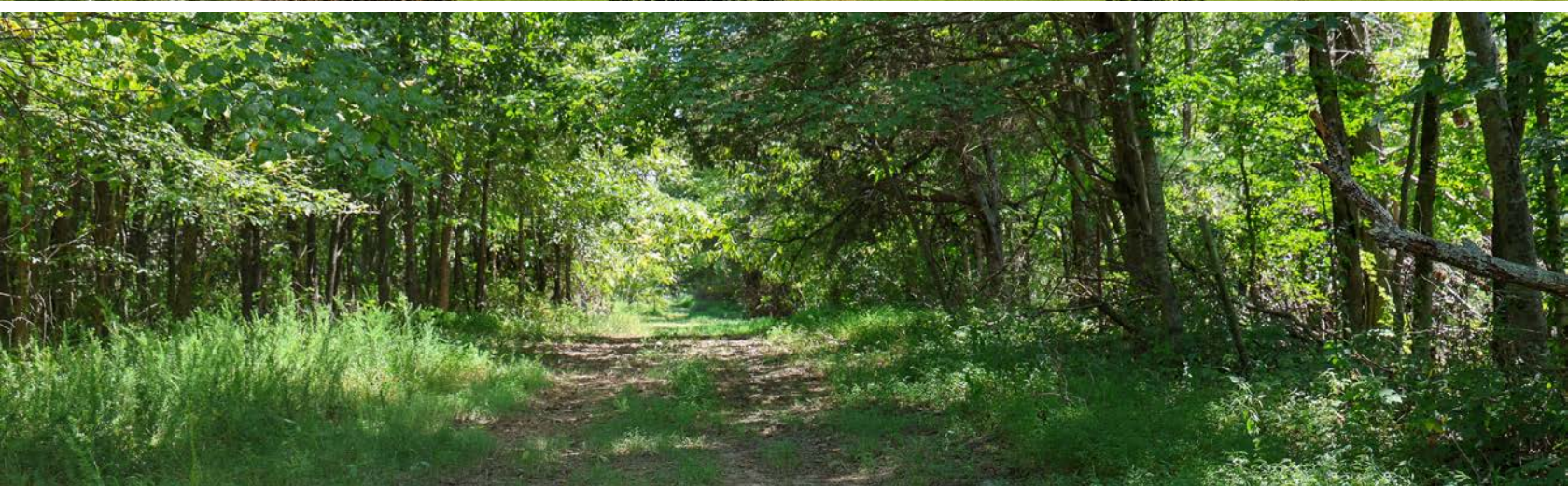
PROPERTY FEATURES

COUNTY: **UNION** | STATE: **ILLINOIS** | ACRES: **50**

- Buildable
- Electric
- Public water
- Road frontage
- Great views
- Privacy
- Timber tract
- Elevation change
- Ridges and draws
- Creek
- Cobden School District
- 6 miles to Anna, IL
- 16 miles to Carbondale, IL
- 30 miles to Cape Girardeau, MO
- 58 miles to Paducah, KY
- 117 miles to St.Louis, MO



50 +/- ACRES OF MOSTLY TIMBER



ROAD FRONTAGE

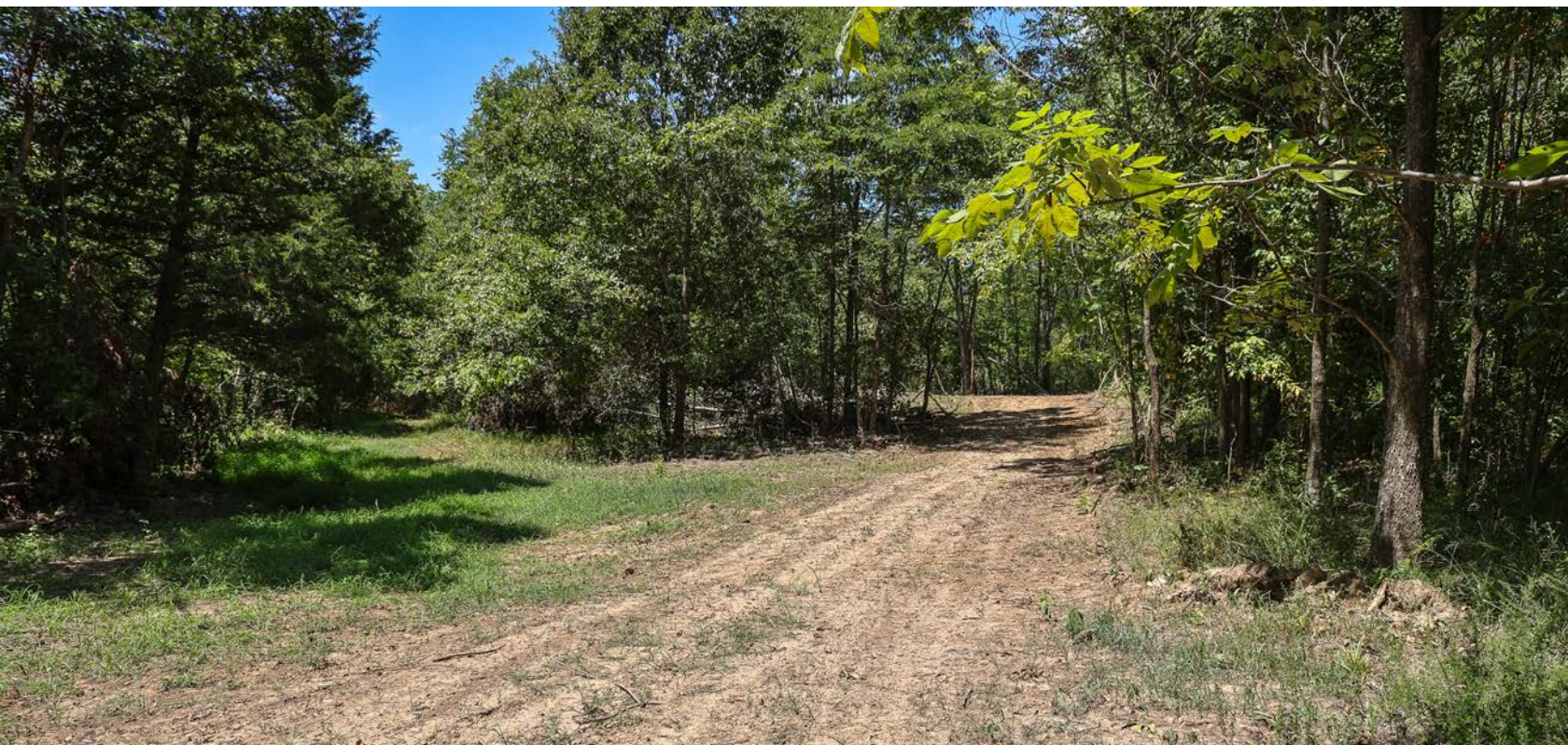


MEANDERING CREEK



INTERNAL TRAIL SYSTEM

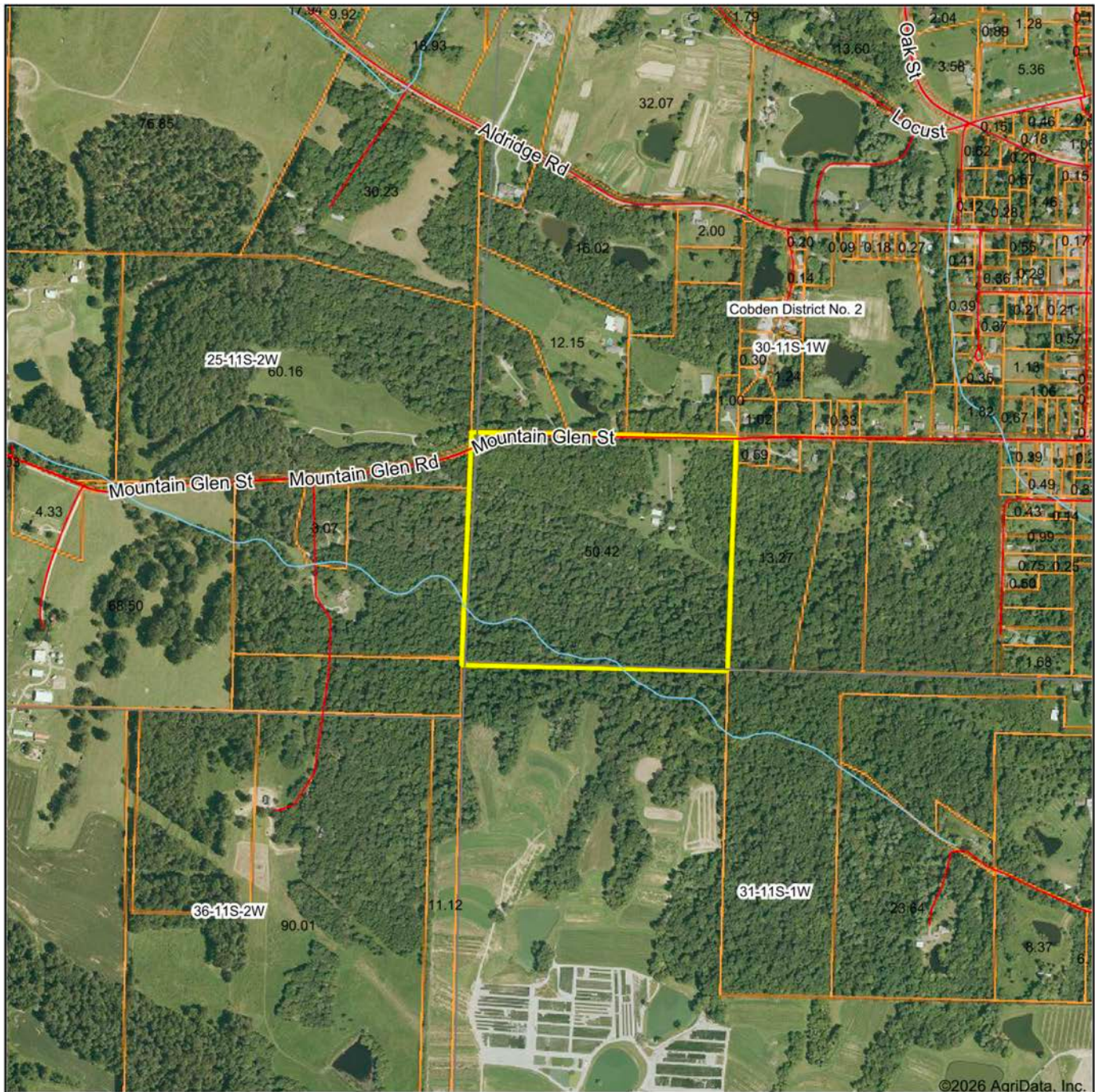
The property has recently been logged, opening up a trail system that will be ideal for hiking and enjoying your own private nature trails, or will make easy access to future food plots.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 31' 41.28, -89° 16' 2.1

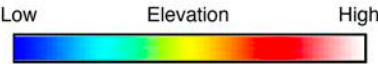
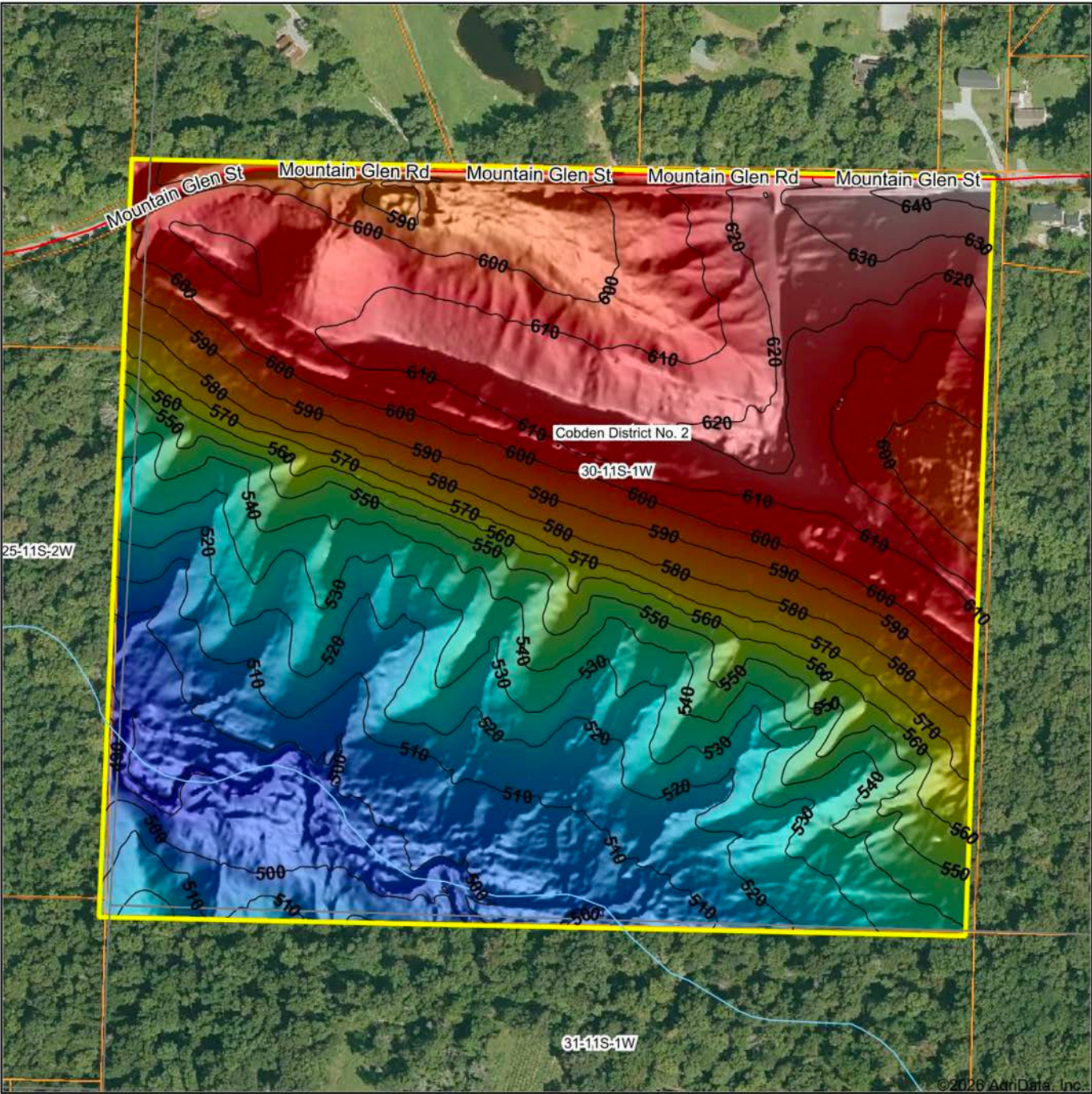
30-11S-1W
Union County
Illinois

0ft 922ft 1844ft



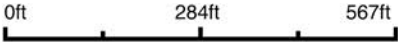
8/11/2026

HILLSHADE MAP



Maps Provided By:
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 487.0
Max: 648.3
Range: 161.3
Average: 563.9
Standard Deviation: 44.09 ft

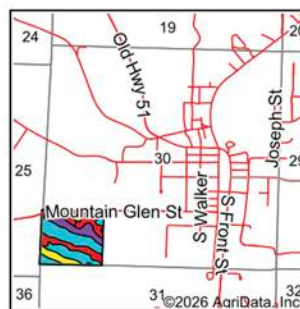
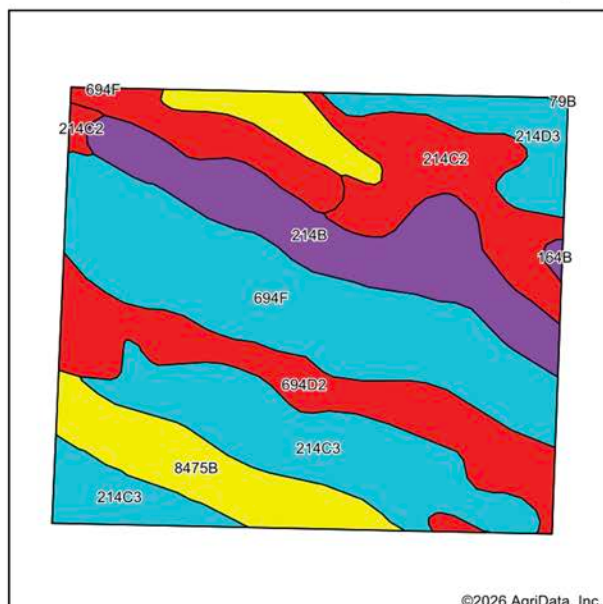


8/11/2026

30-11S-1W
Union County
Illinois

Boundary Center: 37° 31' 41.28, -89° 16' 2.1

SOILS MAP



State: **Illinois**
 County: **Union**
 Location: **30-11S-1W**
 Township: **Cobden District No. 2**
 Acres: **50**
 Date: **8/11/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: IL181, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	II. 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
**694F	Menfro-Baxter complex, 18 to 35 percent slopes	11.50	23.0%		> 6.5ft. (Lithic bedrock)	FAV	**102	**33	**40	**76	16	1	1
**694D2	Menfro-Baxter complex, 10 to 18 percent slopes, eroded	8.87	17.7%		> 6.5ft. (Lithic bedrock)	FAV	**121	**39	**48	**90	57	2	1
**214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	8.83	17.7%		1.9ft. (Fragipan)	UNF	**104	**34	**43	**78	36	35	26
**214B	Hosmer silt loam, 2 to 5 percent slopes	6.89	13.8%		2.3ft. (Fragipan)	UNF	**137	**45	**57	**103	62	54	49
**8475B	Elsah silt loam, 1 to 4 percent slopes, occasionally flooded	6.09	12.2%		> 6.5ft.	FAV	**146	**49	**55	**109	60	60	46
**214C2	Hosmer silt loam, 5 to 10 percent slopes, eroded	5.17	10.3%		2ft. (Fragipan)	UNF	**125	**41	**52	**93	46	42	30
**214D3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	2.52	5.0%		1.9ft. (Fragipan)	UNF	**94	**31	**39	**70	33	33	23
**164B	Stoy silt loam, 2 to 5 percent slopes	0.13	0.3%		> 6.5ft.	FAV	**142	**46	**57	**107	83	83	73
Weighted Average							118	38.6	47.4	88.1	*n 42.6	*n 27.7	*n 21.8

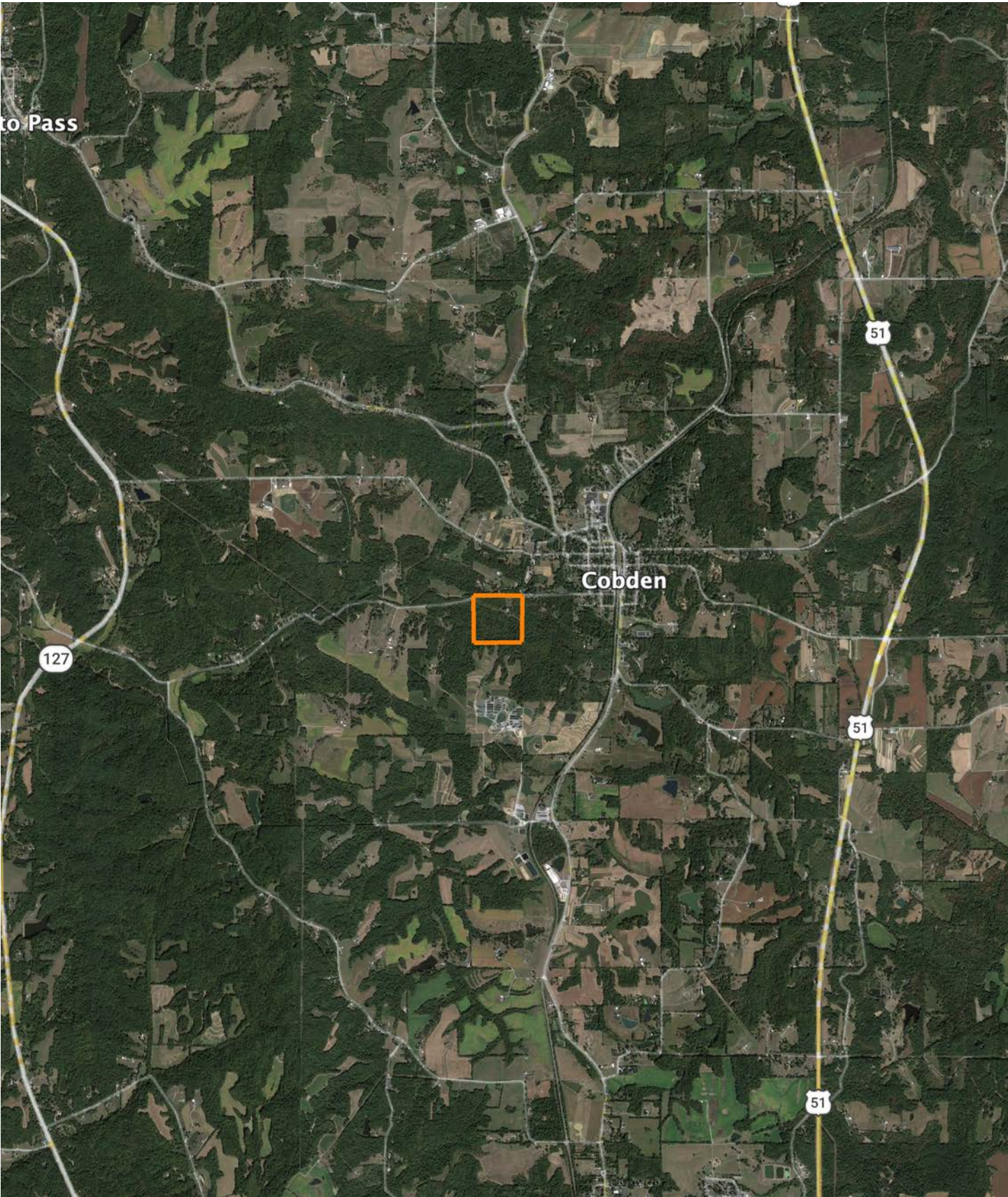
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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=52&09>

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