MIDWEST LAND GROUP PRESENTS

BUILDABLE 10 +/- ACRES IN UNION COUNTY, ILLINOIS









BUILDABLE 10 +/- ACRES IN UNION COUNTY, ILLINOIS

Enjoy the stunning natural beauty in Union County, Illinois! This remarkable 10 acre tract is perfectly positioned just three and a half miles east of Interstate 57 along RT146. Featuring an excellent build site on the hillside, it offers the perfect location for your future home or cabin. The property does have electric and public water access available.

As you pull into the property, you notice the mowed hillside and valley areas that would make a great build site. This site gives you an excellent view of the small pond and dry creek that runs through the wooded part of this property. The east side of the property offers an area of one or two acres in size that could be used for a large garden, pollinator field, or a food plot. Outdoor enthusiasts will appreciate the great hunting and recreational potential. As you explore along the property you will feel it seems bigger than 10 +/- acres with the topography changes. The property is located just minutes from Cypress Pond State Natural Area, which offers over 1,000 acres of outdoor activities.

If you are looking for that country living or your own recreational tract that has a little charm, then this one is worth a look.

PROPERTY FEATURES

- 10 +/- acres
- Buildable
- Electric/water access
- Hunting
- Great cabin location
- Easy access off highway
- 3.5 miles to Interstate 57
- 10 miles to Anna, IL
- 27 miles to Vienna, IL and Interstate 24
- 28 miles to Carbondale, IL
- 36 miles to Cape Girardeau, MO
- 53 miles to Paducah, KY

BUILDABLE









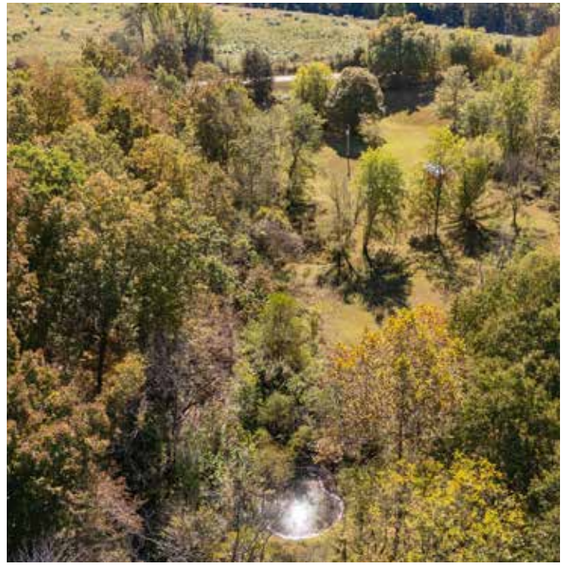






WATER & TIMBER

Outdoor enthusiasts will appreciate the great hunting and recreational potential. As you explore along the property you will feel it seems bigger than 10 +/- acres with the topography changes.









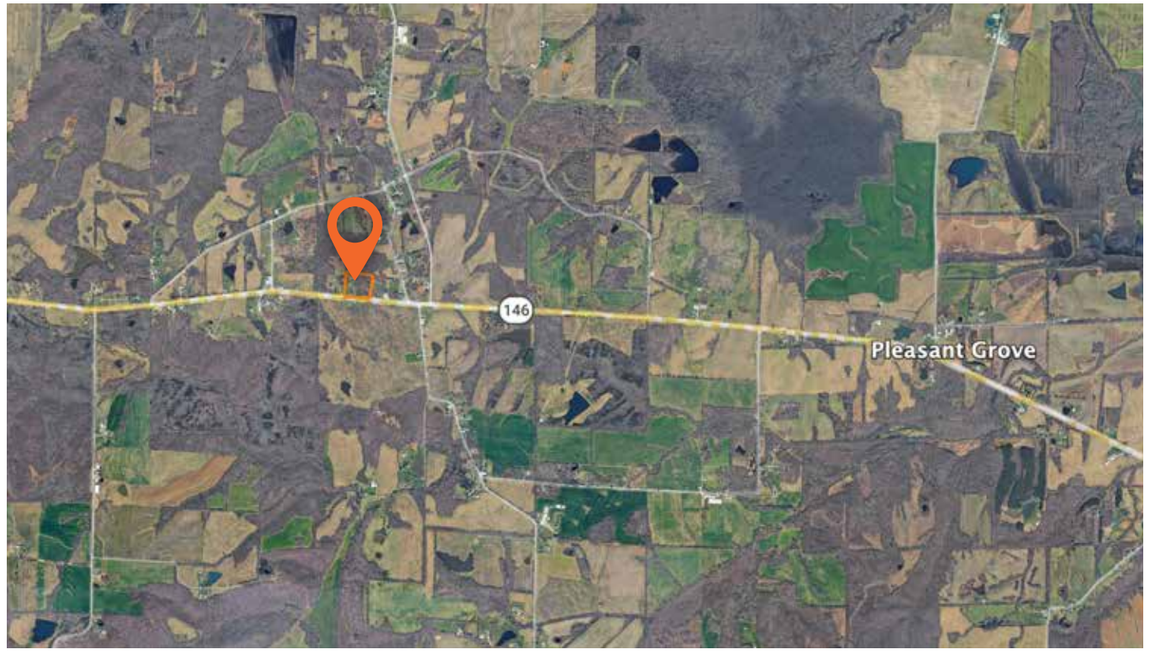






AERIAL MAPS





TOPOGRAPHY MAP



Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 460.9
Max: 514.5
Range: 53.6
Average: 485.1
Standard Deviation: 11.15 ft

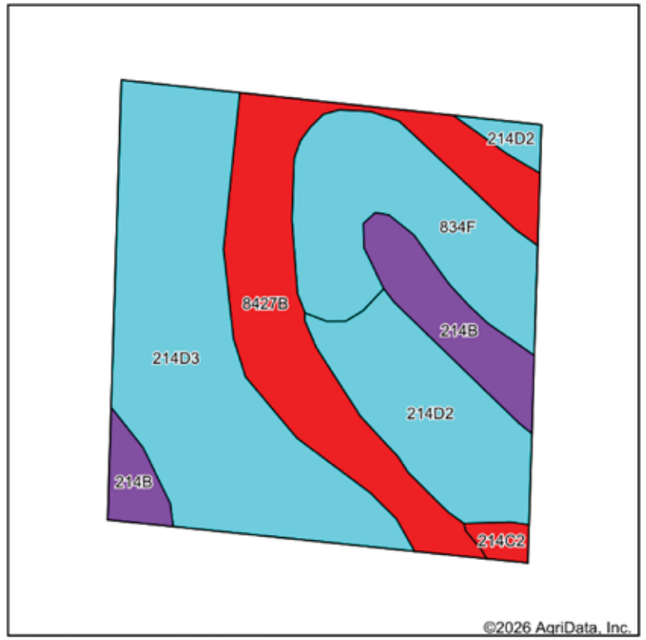
0ft 182ft 365ft

10/20/2026

26-12S-1E
Union County
Illinois

Boundary Center: 37° 26' 40.89, -89° 4' 39.5

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Union**
Location: **26-12S-1E**
Township: **Stokes**
Acres: **10**
Date: **10/20/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL181, 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 Small Grains	*n NCCPI Soybeans
**214D3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	3.40	34.0%		1.9ft. (Fragipan)	UNF	**94	**31	**39	**70	33	33	32	23
**8427B	Burnside silt loam, 1 to 4 percent slopes, occasionally flooded	2.22	22.2%		4.7ft. (Lithic bedrock)	FAV	**127	**43	**50	**95	58	58	57	54
**834F	Wellston-Westmore silt loams, 18 to 35 percent slopes	1.80	18.0%		4.9ft. (Lithic bedrock)	UNF	**88	**30	**36	**66	15	1	15	1
**214D2	Hosmer silt loam, 10 to 18 percent slopes, eroded	1.55	15.5%		2ft. (Fragipan)	UNF	**115	**38	**48	**86	43	40	43	28
**214B	Hosmer silt loam, 2 to 5 percent slopes	0.92	9.2%		2.3ft. (Fragipan)	UNF	**137	**45	**57	**103	62	54	62	49

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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

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