MIDWEST LAND GROUP PRESENTS

120 ACRES

MASSAC COUNTY, IL



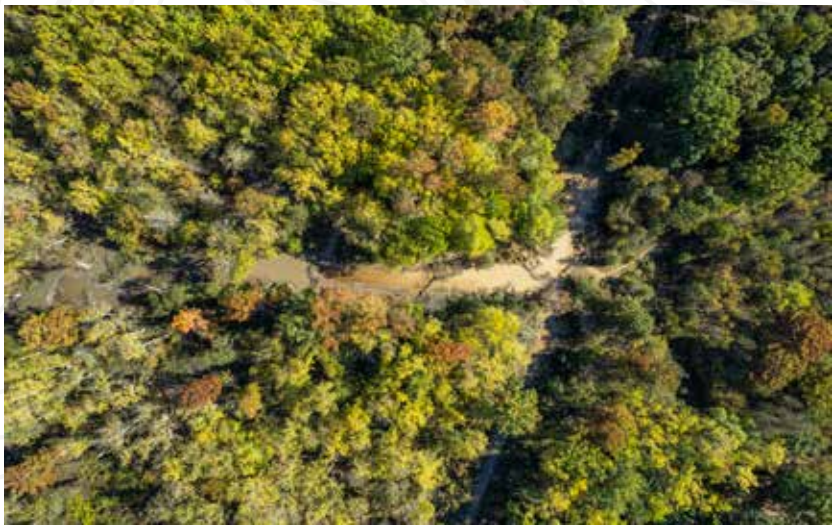
MIDWEST LAND GROUP

MidwestLandGroup.com















WHITETAILS, DUCKS, AND LONGBEARDS IN SOUTHERN ILLINOIS

COUNTY: MASSAC | **STATE:** ILLINOIS | **ACRES:** 120

Properties with this much hunting potential are tough to find! Located at the dead end of a County Road in Massac County, Illinois is where you will enjoy this 120 +/- acres. With electric and public water available at the property line, this multi-use hunting tract will check most hunters' boxes.

As you pull into the property, you look out over approximately 45 acres of agricultural field, which makes a great food source needed to help produce healthy wildlife. The west end of the ag field connects to a drainage ditch that helps control the property watershed. With a planted food source and a little dirt work, you could create your own private duck hole. There is also an area located in the timber that could make a great timber hole as well. With the property located less than 2 miles from the Ohio River, you are sure to make many great memories from the duck blind.

Across the field is approximately 75 acres of secluded timber that consists of softwoods and hardwoods, offering plenty of natural food and browse for wildlife. The property currently has little hunting pressure and makes a great sanctuary for the area's wildlife population. The northern boundary line adjoins a large ag field making the hunting potential even better. The topography of the property is relatively flat and has had some select timber harvesting done over the years, creating new growth for future harvesting.

A small trail system guides you to a couple of box blinds that will remain with the new owner. This property definitely has what it takes to grow and hold great whitetails as well as some great turkey and waterfowl hunting. If you have been looking for that one property to hunt deer, turkey, and waterfowl, this 120 +/- tract deserves a look!

PROPERTY FEATURES

- Massac County, IL
- 120 +/- acres
- Access from a dead-end road
- Electric and public water available
- Deer, turkey, ducks
- Area for duck holes
- Sanctuary for wildlife
- Agricultural land income/approximately 45 acres
- Trail system
- 2 box blinds and tree stands
- Softwoods and hardwoods
- 2 miles from the Ohio River
- 2.5 miles east of Brookport, IL
- Minutes away from Paducah, KY









45 +/- ACRES OF AGRICULTURAL LAND

As you pull into the property, you look out over approximately 45 acres of agricultural field, which makes a great food source needed to help produce healthy wildlife.





SANCTUARY FOR WILDLIFE

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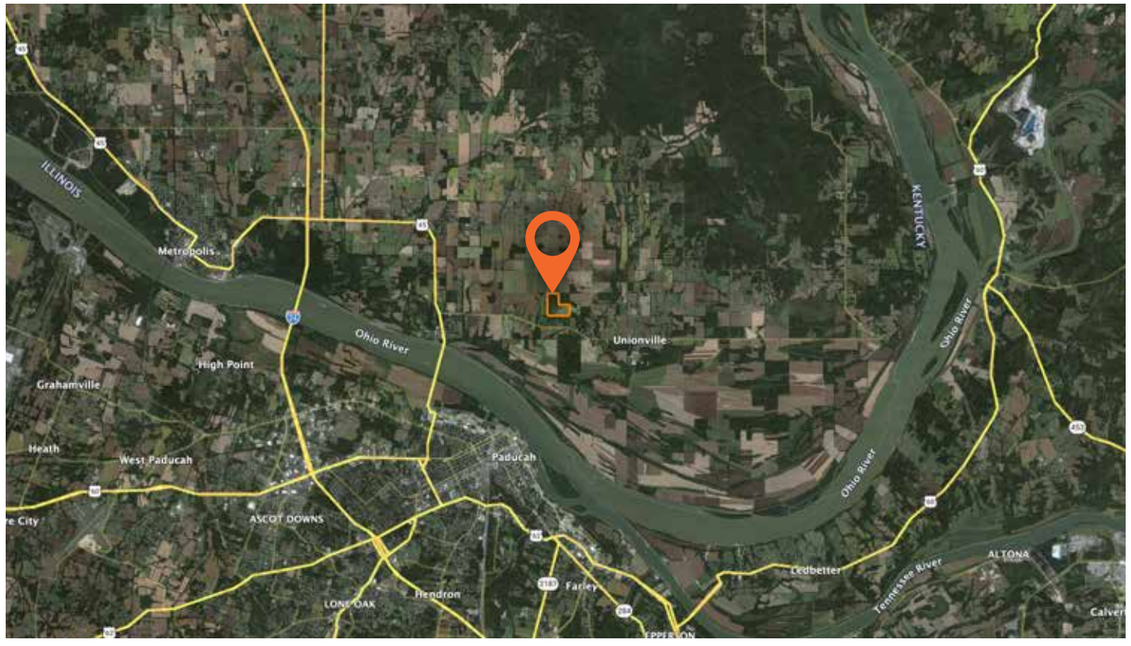
TRAIL SYSTEM





AERIAL MAPS





TOPOGRAPHY MAP



Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 337.1
Max: 345.1
Range: 8.0
Average: 339.2
Standard Deviation: 1.08 ft

0ft 465ft 930ft

10/6/2026

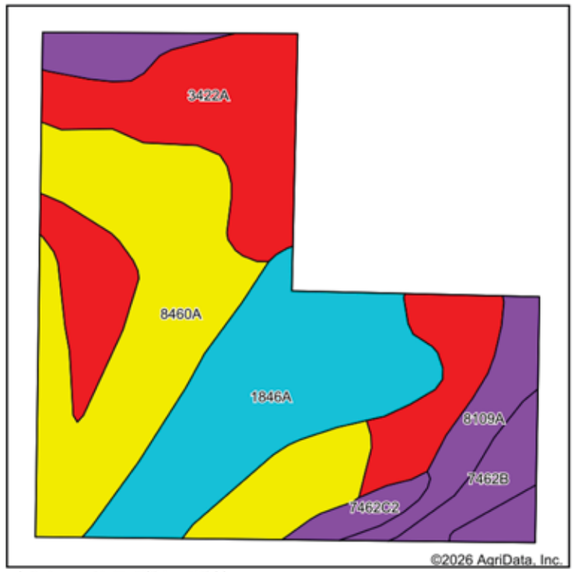
8-16S-6E
Massac County
Illinois

Boundary Center: 37° 8' 0.9, -88° 34' 48.59

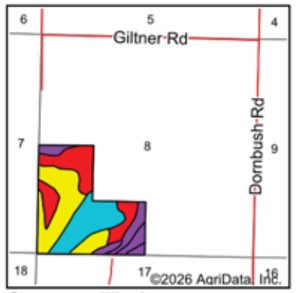
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Massac**
Location: **8-16S-6E**
Township: **Jackson**
Acres: **121**
Date: **10/6/2026**

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Area Symbol: IL127, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	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
8460A	Ginat silt loam, 0 to 2 percent slopes, occasionally flooded	40.07	33.2%		FAV	143	48	59	108	70	67	67	69
**3422A	Cape silty clay loam, 0 to 2 percent slopes, frequently flooded	33.88	28.0%		FAV	**122	**41	**52	**93	33	27	24	26
**1846A	Karnak and Cape silty clays, undrained, 0 to 2 percent slopes, frequently flooded	27.73	22.9%		FAV	**66	**22	**27	**50	16	16	8	10
8109A	Racoon silt loam, 0 to 2 percent slopes, occasionally flooded	12.25	10.1%		FAV	144	46	56	106	81	81	56	71
**7462B	Sciotoville silt loam, 2 to 5 percent slopes, rarely flooded	4.53	3.7%		FAV	**137	**46	**58	**103	75	75	67	68
**7462C2	Sciotoville silt loam, 5 to 10 percent slopes, eroded, rarely flooded	2.54	2.1%		FAV	**130	**44	**55	**98	66	66	60	50

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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