

MIDWEST LAND GROUP PRESENTS

63 ACRES IN

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# SAINT CHARLES COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# GORGEOUS RARE ACREAGE 15 MINUTES FROM DOWNTOWN O'FALLON, MISSOURI

Acreage tracts such as this do not present themselves all that often. Situated close to all the amenities but far enough away to get a country setting, this property is set up to be an incredible site/sites, maybe a horse farm, and/or recreational escape from everyday life.

As you pull down the gravel access road you are greeted with trees aligning the road on both sides. As the trees give way, the gently rolling topography opens up to give you views in every direction. Currently being farmed this property is ready for ideas and envisions such as a long winding driveway lined with trees and maybe a lake built

in the back for those early morning coffee views. If not used for one individual property this could be divided into multiple larger lot homesites for many families to enjoy. The gentle changing of topography, tree lines, mixed timber patches, small ponds, and open land give the variety everyone desires in a new homesite. This property is also located in the Fort Zumwalt school district.

Do not miss your opportunity to claim a rare piece of ground in a highly sought-after area!



# PROPERTY FEATURES

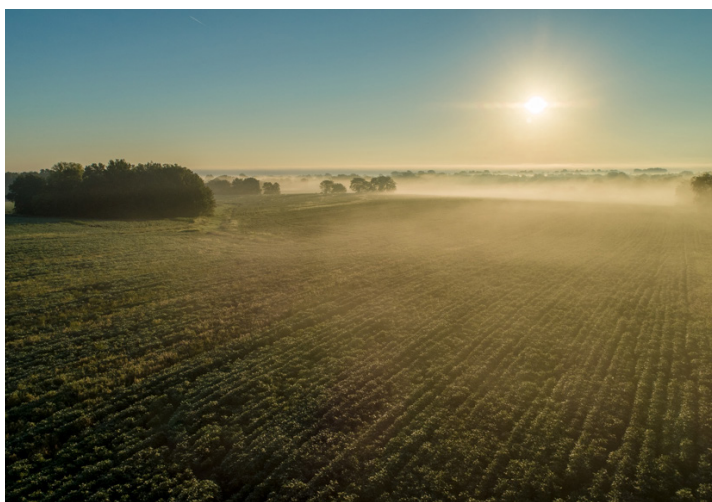
PRICE: **\$1,260,000** | COUNTY: **SAINT CHARLES** | STATE: **MISSOURI** | ACRES: **63**

- Fort Zumwalt School
- 15 min from downtown O'Fallon, MO
- 9 min to St Paul, MO
- Gently rolling topography
- Gorgeous views
- Peaceful drive
- Small pond
- Treeline and patches of timber
- Country feel yet close to the city
- Sought after area



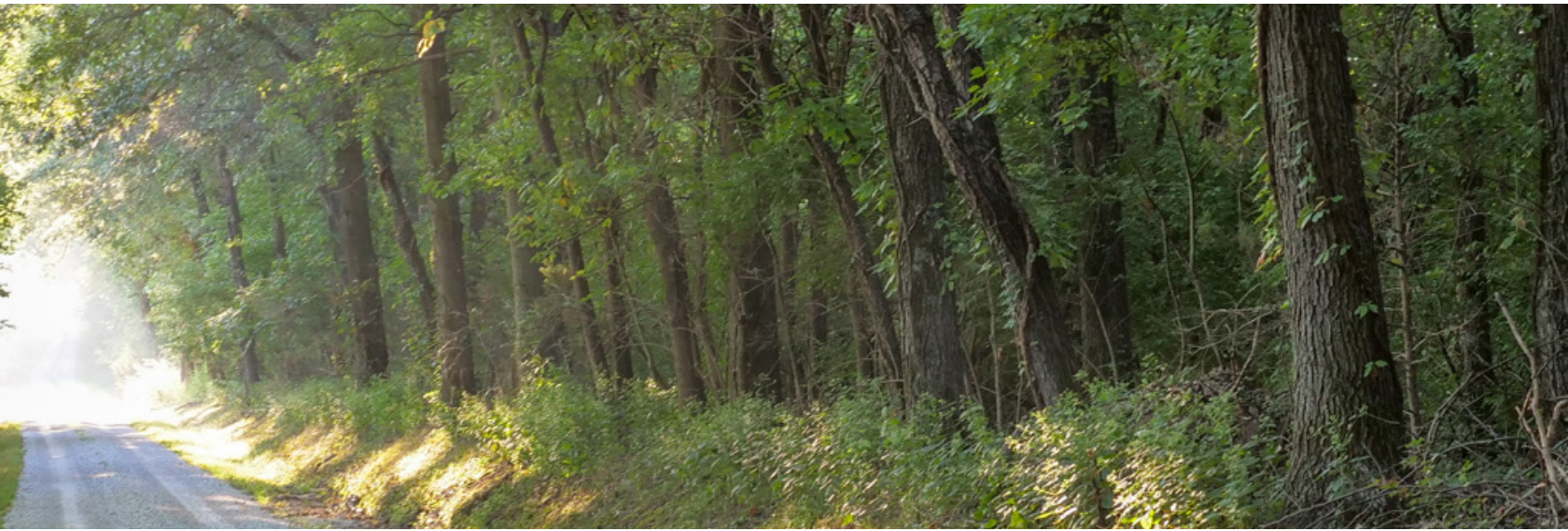
63 +/- ACRES

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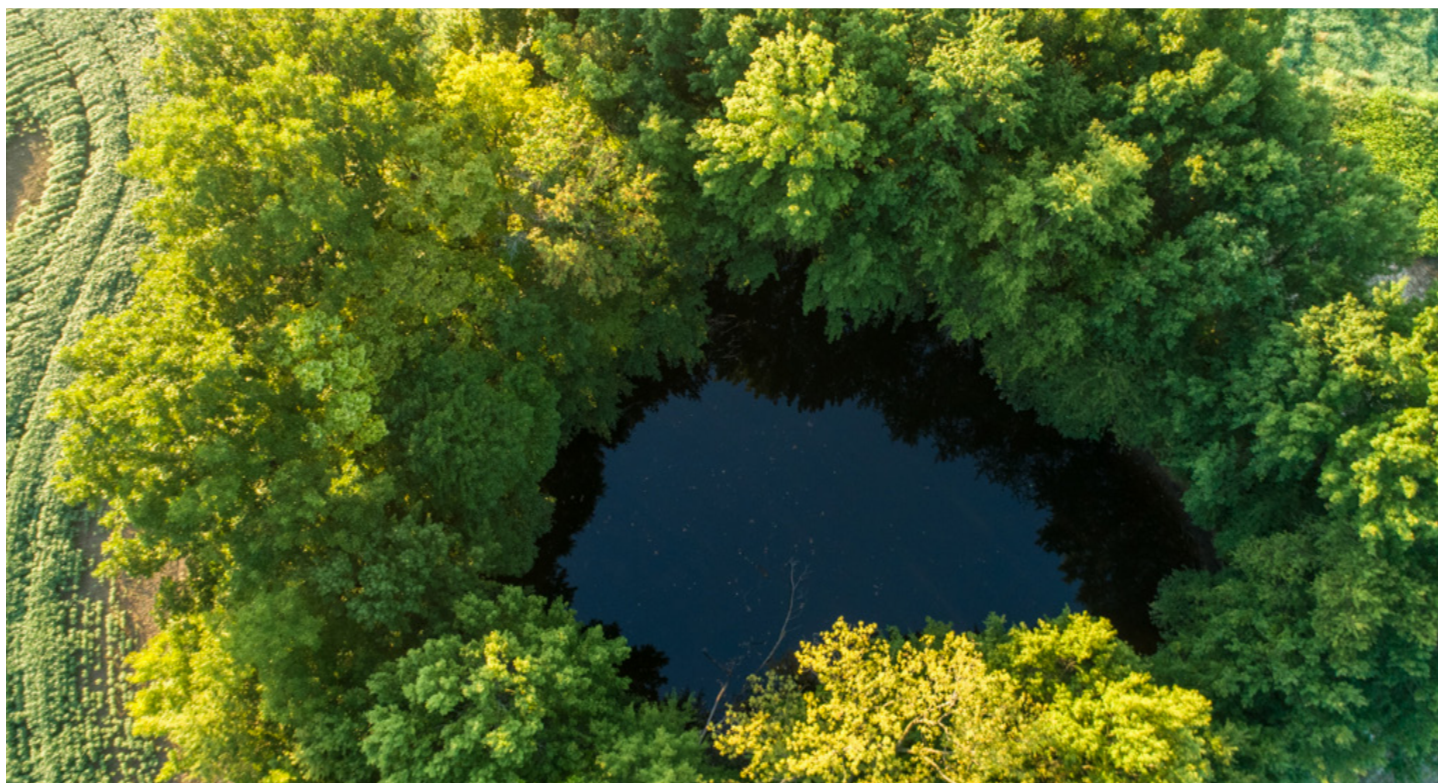
# TREELINE AND PATCHES OF TIMBER

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## SMALL POND

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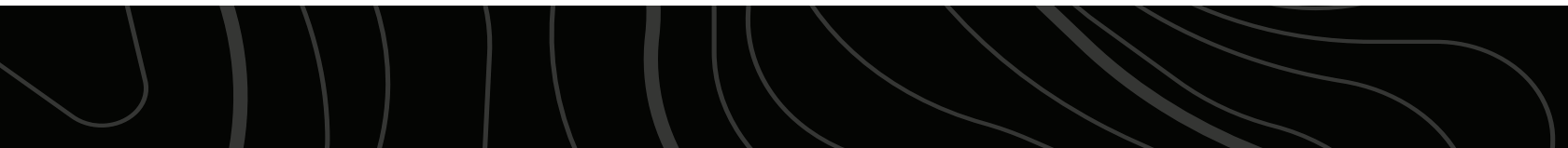
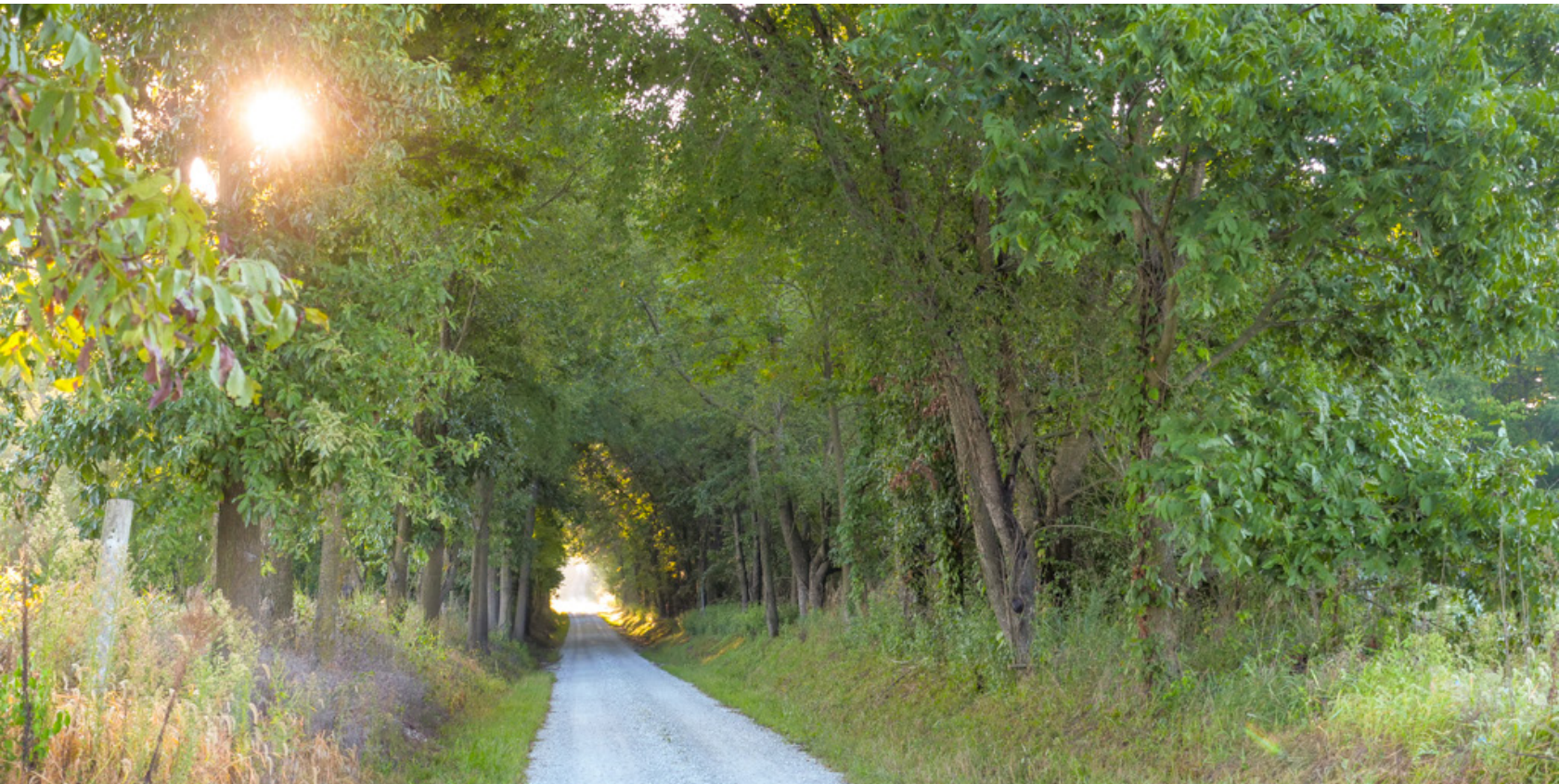
## GENTLY ROLLING TOPOGRAPHY

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# GORGEOUS VIEWS

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Map Center: 38° 53' 17.28, -90° 47' 6.28

0ft 585ft 1171ft



Maps Provided By:



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St. Charles County  
Missouri



4/25/2022

# TOPOGRAPHY MAP



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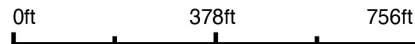


Maps Provided By:



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Source: USGS 10 meter dem  
 Interval(ft): 3.0  
 Min: 494.5  
 Max: 545.8  
 Range: 51.3  
 Average: 521.1  
 Standard Deviation: 11.88 ft

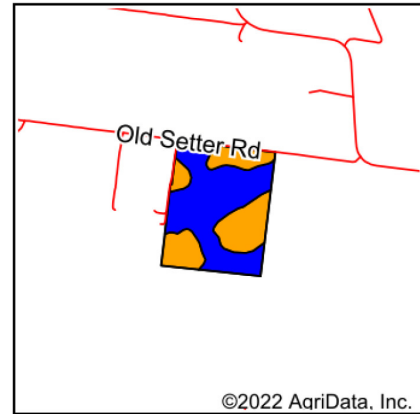
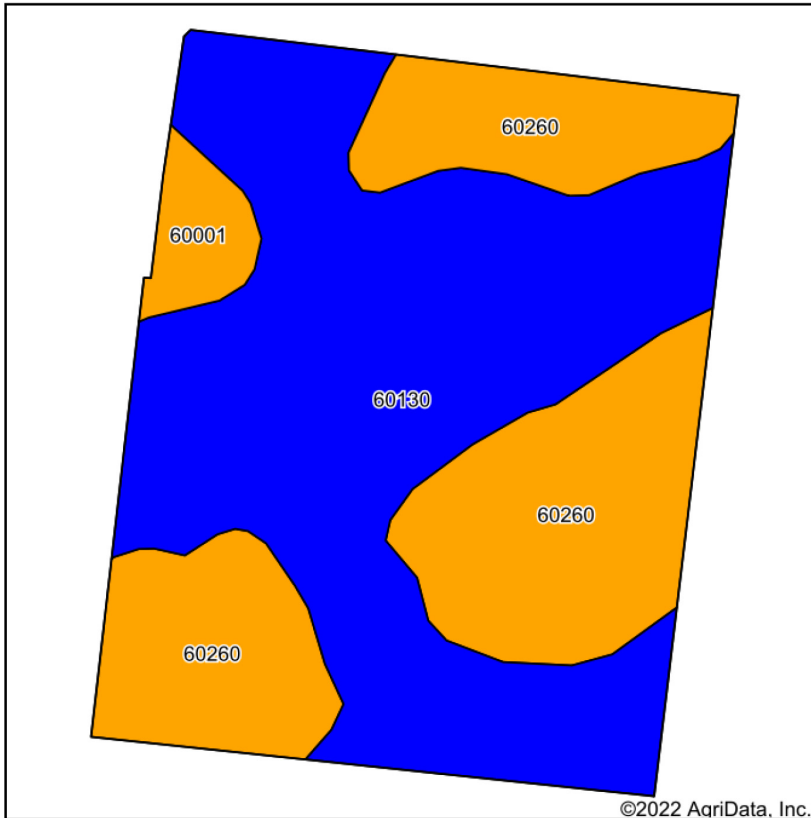


4/25/2022

St. Charles County  
 Missouri

Map Center: 38° 53' 17.28, -90° 47' 6.28

# SOIL MAP



State: **Missouri**  
 County: **St. Charles**  
 Location: **38° 53' 17.28, -90° 47' 6.28**  
 Township: **Wentzville**  
 Acres: **63.16**  
 Date: **4/25/2022**



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO183, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60130	Herrick silt loam, 2 to 5 percent slopes	37.06	58.7%	Blue	Ile	8	7	84	84	75	66
60260	Weller silt loam, 5 to 9 percent slopes	23.86	37.8%	Orange	IIle	8	7	79	79	67	62
60001	Menfro silt loam, 5 to 9 percent slopes, eroded	2.24	3.5%	Yellow	IIle			83	83	68	67
<b>Weighted Average</b>					<b>2.41</b>		<b>7.7</b>	<b>*n 82.1</b>	<b>*n 82.1</b>	<b>*n 71.7</b>	<b>*n 64.5</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# AGENT CONTACT

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When it comes to the outdoors, Kevin Riley has a love and passion for it like no other. For more than 25 years, he's had the benefit of being on many different farms, giving him the understanding that no two farms are alike. Kevin takes the time to really discover all the aspects of a particular piece of land, as well as its surrounding areas, to truly understand how it will affect wildlife movement, and how best to develop a successful hunt and harvest plan.

Born in St. Louis County, Missouri, Kevin graduated from St. Dominic High School in O'Fallon, Missouri, and St. Charles Community College with an associate's degree in General Studies. He has a background in industrial sales, through which he was able to hone his customer service and negotiations skills, key attributes for any successful land agent. Kevin enjoys whitetail and turkey hunting, as well as spending time with his wife, Melissa, and two sons, Caleb and Kristian.

At Midwest Land Group, Kevin takes his job and responsibilities to heart. He understands how important life and life's challenges can be. Rest assured, he's here to make each transaction easy and as uncomplicated as possible. As your representative, Kevin's goal is to earn your trust. If you're in the market to sell or buy, be sure to give Kevin a call.



**KEVIN RILEY**, LAND AGENT  
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## MidwestLandGroup.com

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