

MIDWEST LAND GROUP PRESENTS

79.5 ACRES IN

ST. CLAIR COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE LAND OF OPPORTUNITIES

This 79.5 +/- acre tract holds unbelievable potential for any future buyer. Located just east of the intersection of Belleville West Parkway and Route 15, the property is in a prime location for commercial use. The property is accessible from both Belleville West Parkway and Route 15 and is zoned C2 (heavy commercial). With car dealerships occupying both corners of the intersection and the Belleville Crossing Shopping Center located less than a mile away, this property is an ideal location for unique investment opportunities. This tract is mostly made of tillable with a soil productivity of 125.8, with

roughly 8 acres being home to the historic Flying Dutchman Airport. The property has a grass airstrip running down the middle of it with a Quonset and two airplane hangers on the premises. The Quonset barn is included in the sale while airport hangers are excluded from the sale. Airport hangers may be negotiated to the buyer's preference. Whether you are looking to expand your farming operation or invest in highly sought-after commercial property, look no further! For more information or to schedule a private showing please call Greg Schulte at (618) 582-3023.



PROPERTY FEATURES

PRICE: **\$1,995,450** | COUNTY: **ST. CLAIR** | STATE: **ILLINOIS** | ACRES: **79.5**

- Zoned C2 (heavy commercial)
- Soil productivity 125.8
- Access from Belleville West Parkway
- Access from Route 15
- Located in a highly trafficked intersection
- Less than a mile from Belleville Crossing Shopping Center
- Electric on property
- Income-producing tillable
- Income-producing airport
- Less than 25 minutes from St. Louis, MO
- Prime commercial location in Belleville, IL



79.5 +/- ACRES



LOCATED IN HIGHLY TRAFFICKED AREA



INCOME-PRODUCING TILLABLE



ZONED C2 (HEAVY COMMERCIAL)



ACCESS FROM ROUTE 15



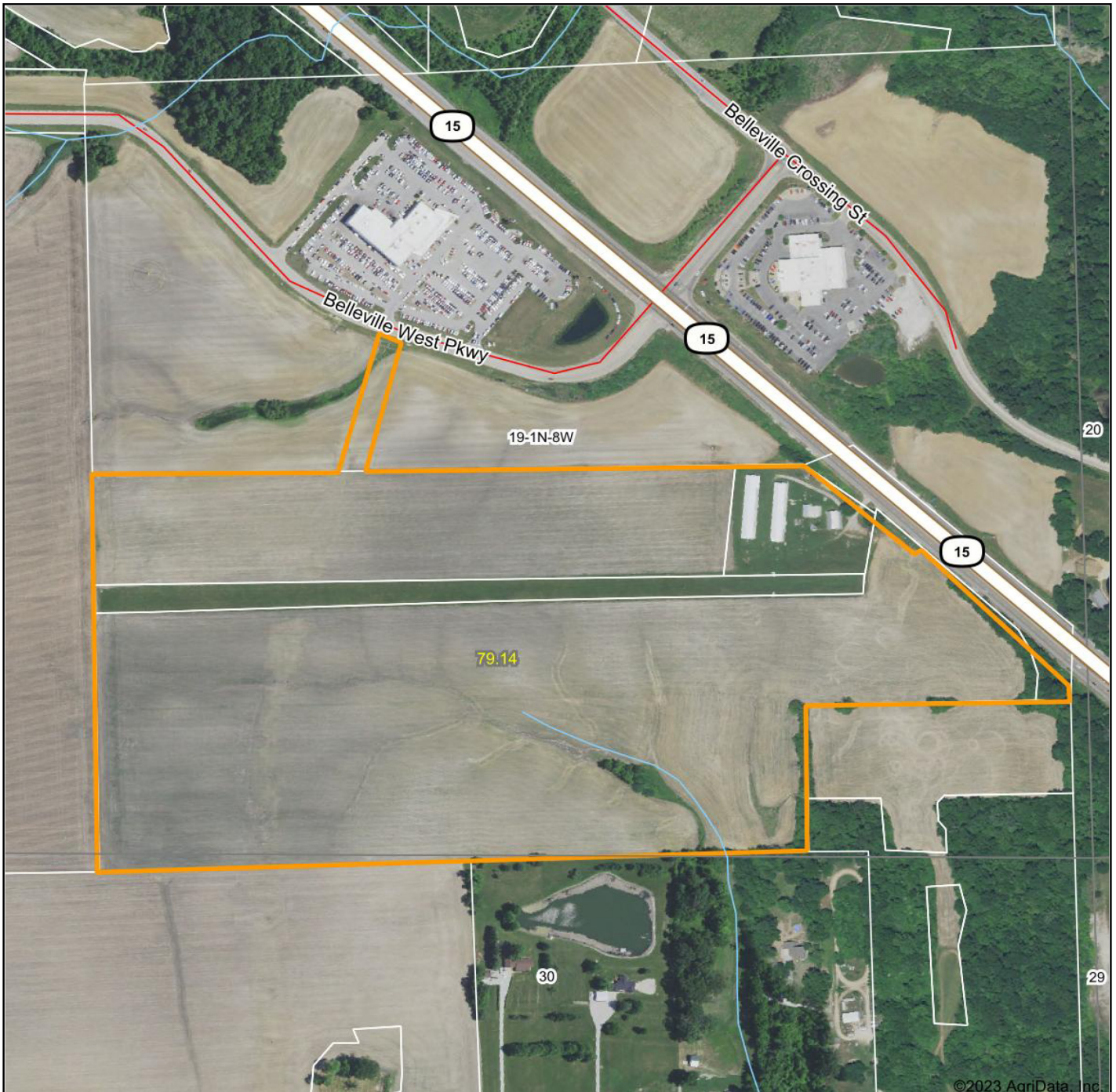
QUONSET BARN



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



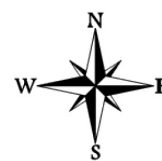
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Map Center: 38° 30' 55.9, -90° 1' 34.72

0ft 518ft 1035ft

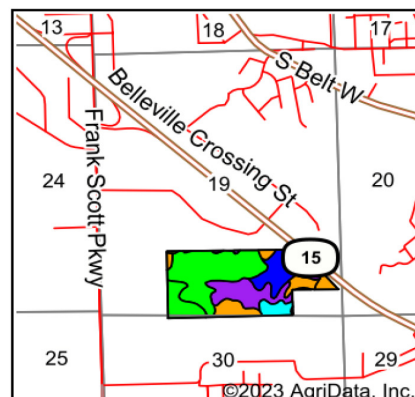
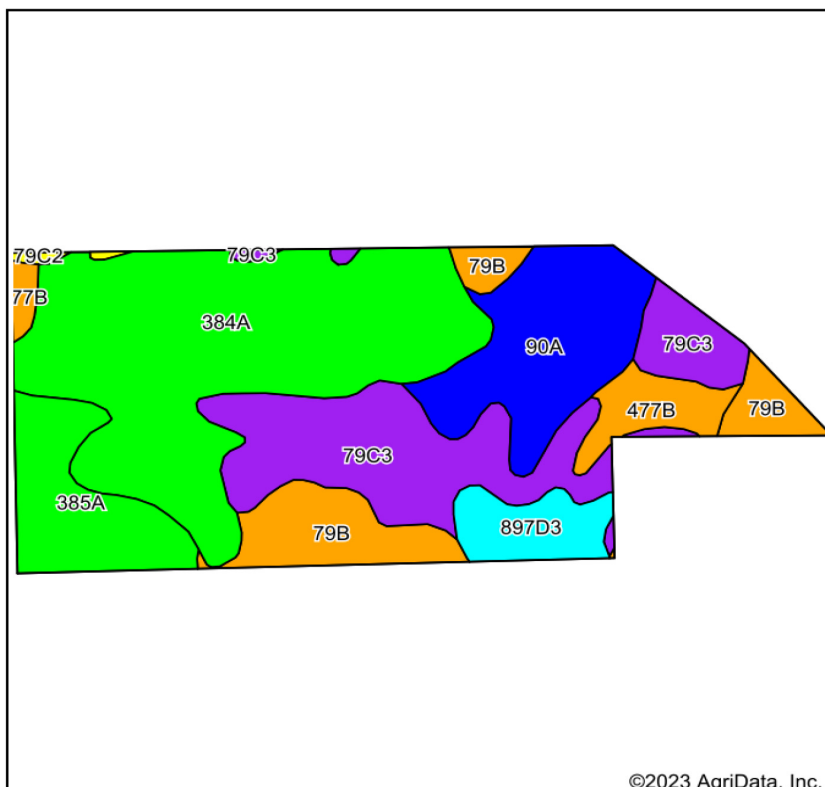
19-1N-8W
St. Clair County
Illinois



2/2/2023

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

SOIL MAP



State: **Illinois**
 County: **St. Clair**
 Location: **19-1N-8W**
 Township: **St. Clair**
 Acres: **78.65**
 Date: **1/12/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL163, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Soil Drainage	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Alfalfa ^d hay, T/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management
384A	Edwardsville silt loam, 0 to 2 percent slopes	29.26	37.2%		> 6.5ft.	Somewhat poorly drained	FAV	194	59	0.00	5.77	141
**79C3	Menfro silt clay loam, 5 to 10 percent slopes, severely eroded	16.18	20.6%		> 6.5ft.	Well drained	FAV	**142	**44	**4.21	0.00	**103
90A	Bethalto silt loam, 0 to 2 percent slopes	10.81	13.7%		> 6.5ft.	Somewhat poorly drained	FAV	183	57	0.00	5.52	134
**79B	Menfro silt loam, 2 to 5 percent slopes	7.73	9.8%		> 6.5ft.	Well drained	FAV	**163	**50	**4.84	0.00	**119
385A	Mascoutah silty clay loam, 0 to 2 percent slopes	7.20	9.2%		> 6.5ft.	Poorly drained	FAV	194	61	0.00	5.77	141
**477B	Winfield silt loam, 2 to 5 percent slopes	3.60	4.6%		> 6.5ft.	Moderately well drained	FAV	**160	**50	**4.97	0.00	**118
**897D3	Bunkum-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	3.59	4.6%		3.2ft. (Dense material)	Somewhat poorly drained	UNF	**93	**32	0.00	**2.58	**72
**79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	0.28	0.4%		> 6.5ft.	Well drained	FAV	**153	**47	**4.55	0.00	**112
Weighted Average								172.4	53.3	1.59	3.55	125.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

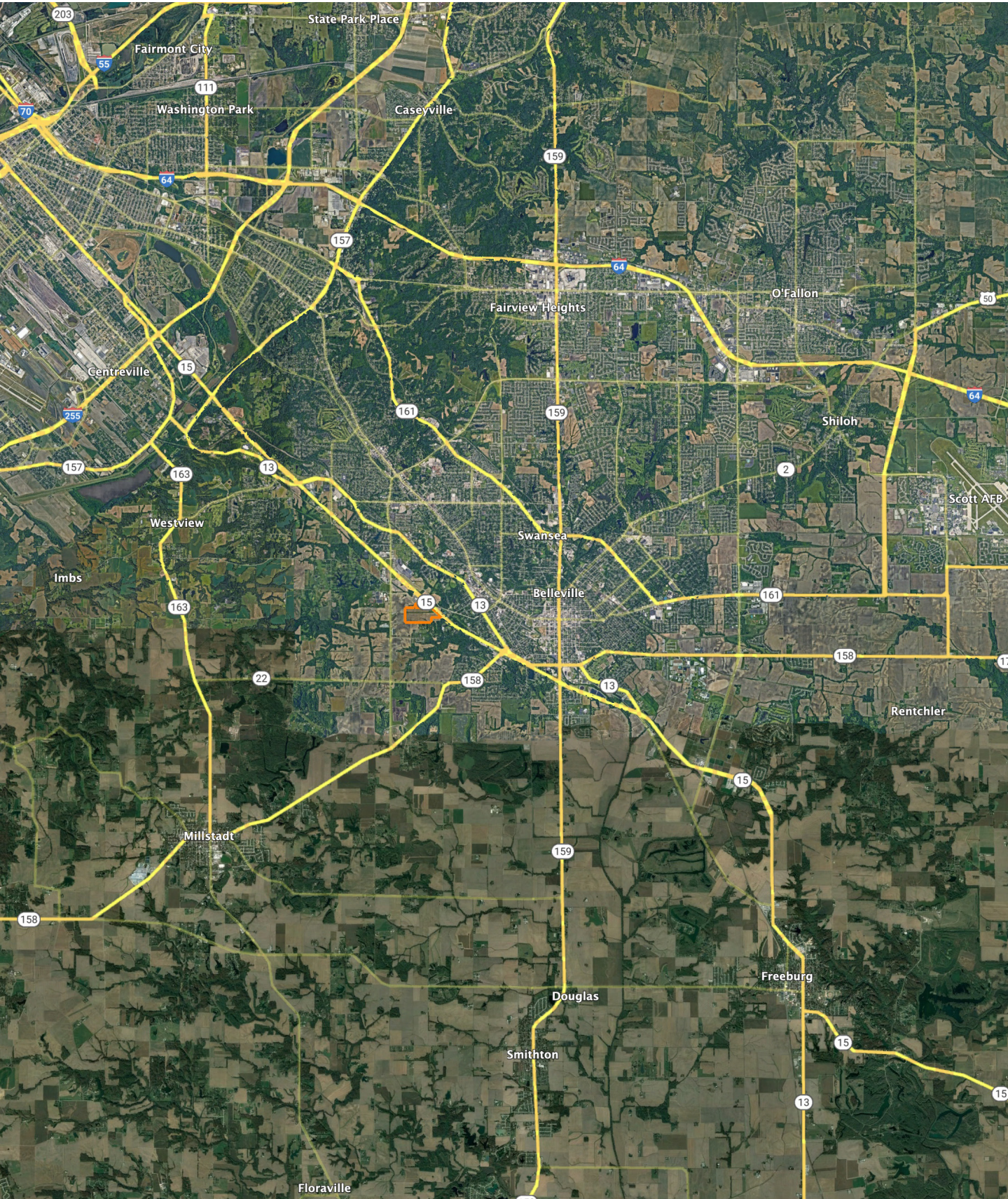
^a UNF = unfavorable; FAV = favorable

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

OVERVIEW MAP



AGENT CONTACT

Agent Greg Schulte has had the outdoors in his blood since he was a child. With a love for hunting whitetails, chasing turkeys, fishing and more, his passion runs deep. Born in Breese, IL, Greg graduated from Breese Central High School. He attended Eastern Illinois University where he earned a degree in sociology with a minor in criminology.

Greg served in law enforcement before becoming a foreman at CSX Railroad. These roles allowed him to work with a variety of people in different environments, helping him become a leader who understands how to assist people. During this time, he served as the local chairman for his union lodge with Allied Federation and was responsible for representing union members through policing agreements and handling claims, grievances, and disciplinary cases. This is when he discovered just how much he enjoys helping others. Being able to combine that passion with his love for the outdoors enables him to help his clients' dreams come true.

When he's not working, you can find Greg spending as much time outdoors as possible, whether it be managing habitat / land or taking youth turkey hunters out to hunt. He also enjoys spending time with his friends and family, including his wife Alison, son Henry, and daughter Clara, at the family cabin or on the lake. An absolute professional, Greg would do anything to help his clients.



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