

MIDWEST LAND GROUP PRESENTS

66 ACRES IN

SAINT CLAIR COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ATTENTION BUSINESS MINDS AND DEVELOPERS

Location, location, location, makes this large parcel ideal for endless investment opportunities! Just off the exit ramp of Interstate 64 and across the Interstate from Love's Truck Stop, this location speaks to commercial developers. Situated 1 mile from the Village of New Baden, 11 miles from MidAmerica Airport and Scott Air Force Base. Located only 29 miles from Saint Louis and 50 miles from Mount Vernon, Illinois (Interstate 57).

Currently, the 66 +/- acres, all tillable, are being used for agriculture purposes with a Productivity Index number average of 126. Utilities are available at the road frontage. Call Scott Schroeder at (815) 383-0702 for more information.



PROPERTY FEATURES

PRICE: **\$1,420,075** | COUNTY: **SAINT CLAIR** | STATE: **ILLINOIS** | ACRES: **66**

- Saint Clair County
- Just off the exit ramp for Interstate 64
- Large commercial development area
- Utilities available
- All tillable tract
- 1 mile from Village of New Baden
- 11 miles from MidAmerica Airport
- 11 miles from Scott Air Force Base
- 12 miles from O'Fallon
- 29 miles from Saint Louis, MO
- 50 miles from Mount Vernon, IL (Interstate 57)



ALL TILLABLE TRACT

Currently, the 66 +/- acres, all tillable, are being used for agriculture purposes with a Productivity Index number average of 126.



PROXIMITY TO AMENITIES

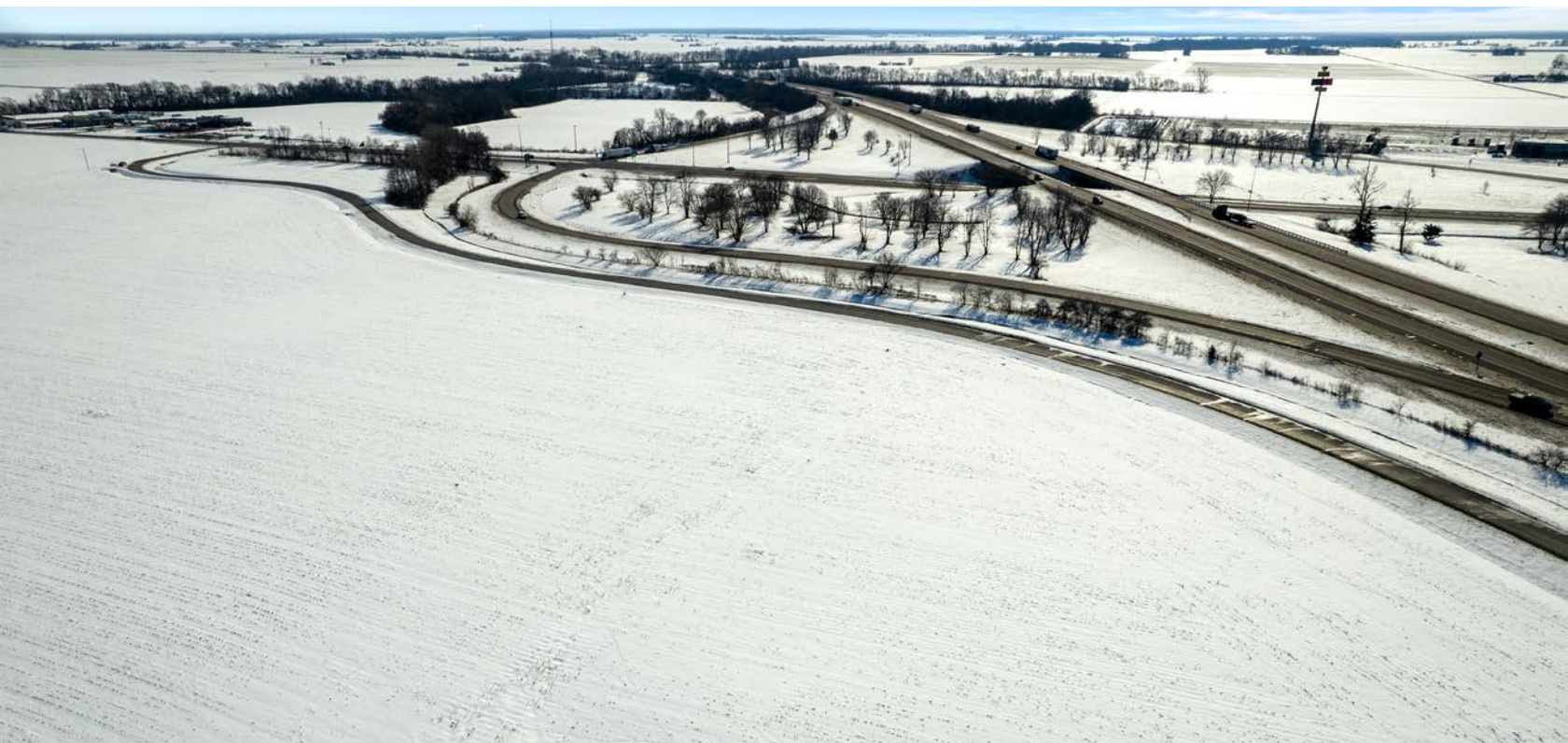


UTILITIES AVAILABLE



LARGE COMMERCIAL DEVELOPMENT AREA

Just off the exit ramp of Interstate 64 and across the Interstate from Love's Truck Stop, this location speaks to commercial developers.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 32' 21.97, -89° 43' 42.11

0ft 846ft 1692ft

11-1N-6W
St. Clair County
Illinois



1/1/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 461.8

Max: 490.1

Range: 28.3

Average: 478.0

Standard Deviation: 6.96 ft

0ft 478ft 956ft

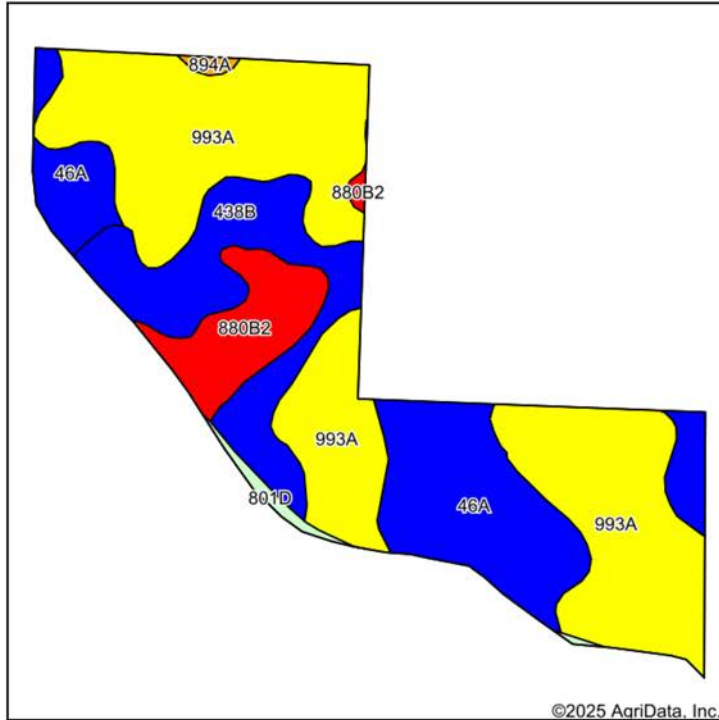


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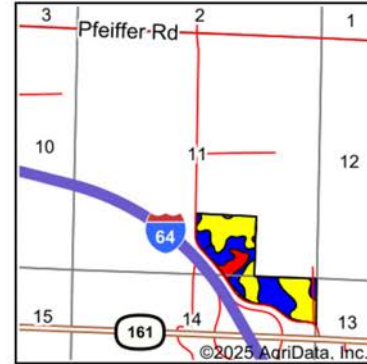
11-1N-6W
St. Clair County
Illinois

Boundary Center: 38° 32' 21.97, -89° 43' 42.11

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **St. Clair**
 Location: **11-1N-6W**
 Township: **Mascoutah**
 Acres: **65.9**
 Date: **1/1/2025**



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Area Symbol: IL163, Soil Area Version: 17

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	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall
993A	Cowden-Piasa silt loams, 0 to 2 percent slopes	34.44	52.2%		1.6ft. (Abrupt textural change)	FAV	148	49	58	33	60	4.50	111	75
46A	Herrick silt loam, 0 to 2 percent slopes	14.62	22.2%		> 6.5ft.	FAV	181	58	73	94	0	5.50	133	85
**438B	Aviston silt loam, 2 to 5 percent slopes	10.65	16.2%		> 6.5ft.	FAV	**184	**57	**70	0	**131	**6.40	**136	91
**880B2	Coulterville-Darmstadt silt loams, 2 to 5 percent slopes, eroded	5.26	8.0%		0.6ft. (Natric)	UNF	**126	**43	**47	0	**96	**3.50	**94	62
801D	Orthents, silty, steep	0.64	1.0%		> 6.5ft.	CROP YIELD DATA NOT AVAILABLE	-998	-998	-998	-998	-998	-998.00	-998	62
894A	Herrick-Biddle-Piasa silt loams, 0 to 2 percent slopes	0.29	0.4%		1ft. (Natric)	FAV	158	52	63	78	0	5.00	118	79
Weighted Average							148.3	41.7	52.2	28.8	50.5	-4.8	107.8	*n 78.7

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=52809>

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

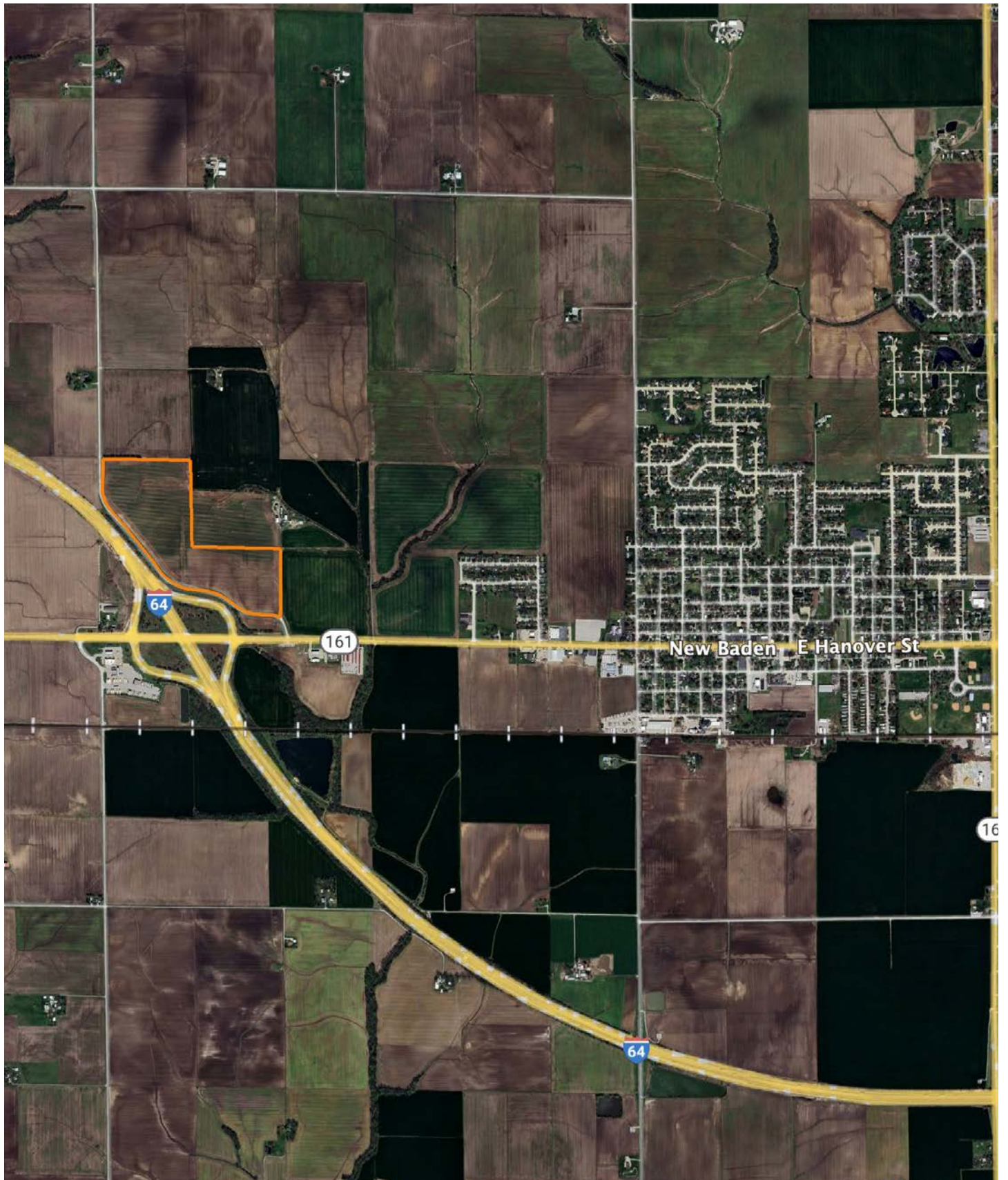
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum 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".

*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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