

MIDWEST LAND GROUP PRESENTS

31.5 ACRES IN

SAINT CHARLES COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TRACT 2 - 31.5 +/- ACRES WITH SCENIC VIEWS AND A POND

This is a great piece of property just on the outskirts of St. Paul! This stunning 31.5 +/- acre piece of land is minutes from O'Fallon and offers some seriously scenic views that will take your breath away. It's a fantastic investment opportunity, whether you're looking to build now or hold onto it for the future, with multiple build sites ready for your dream home or weekend getaway.

Plus, if you're into hunting or just love watching wildlife, you'll be thrilled to see plenty of deer sign around

the fields or next to the pond. There are also income opportunities because the land is mostly tillable.

The property has quaint county road frontage and is just off the pavement, so you get that peaceful, rural vibe without being too far from town.

This piece of land is more than just soil and trees; it's a chance to create your own slice of paradise. Come take a look and let your imagination run wild!



PROPERTY FEATURES

PRICE: **\$992,250** | COUNTY: **SAINT CHARLES** | STATE: **MISSOURI** | ACRES: **31.5**

- St. Paul area
- Minutes from O'Fallon
- Multiple build sites
- Mostly tillable
- Pond
- Lots of deer sign
- Quaint county road frontage
- Investment property
- Scenic views



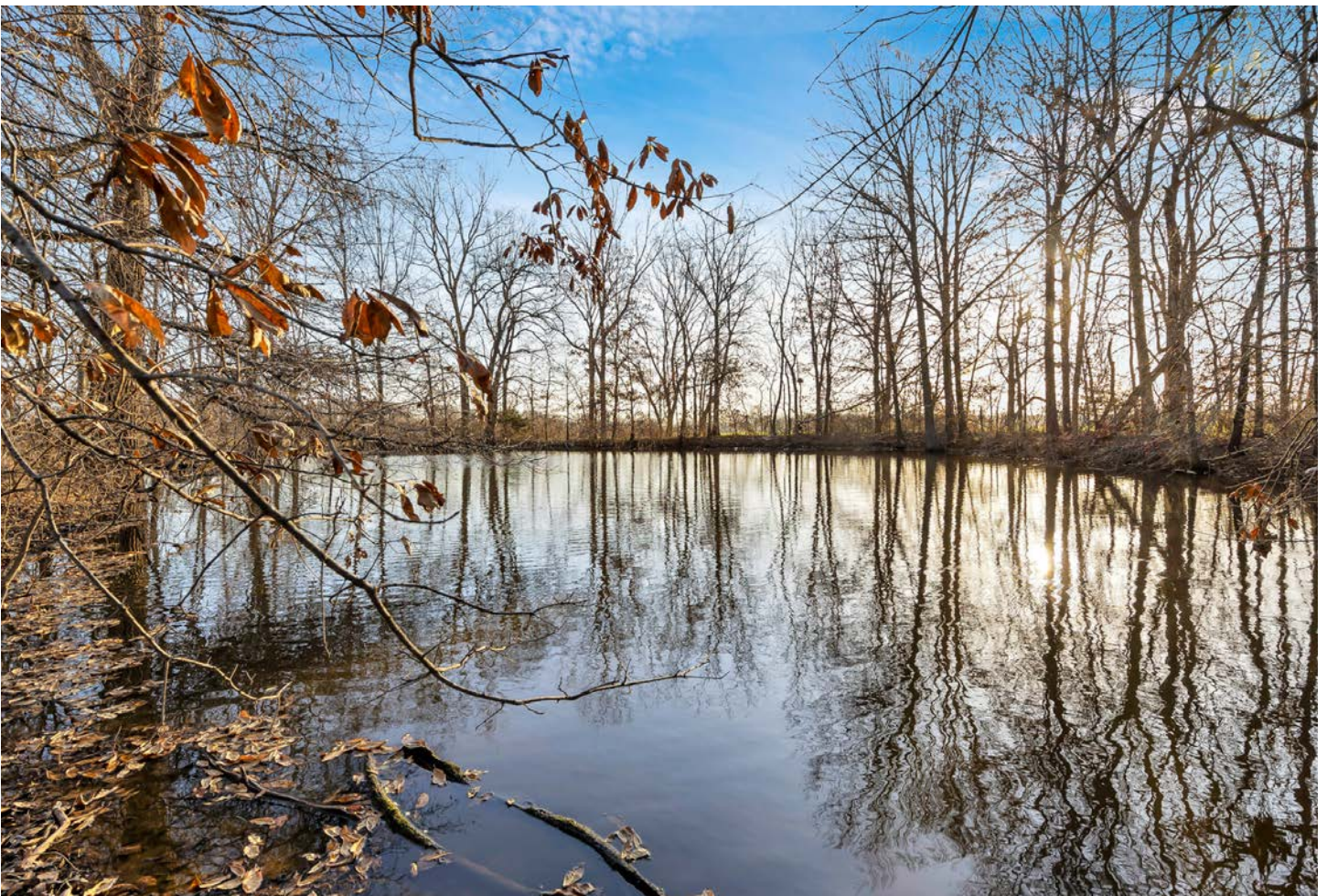
MULTIPLE BUILD SIGHTS



MOSTLY TILLABLE



POND



QUAINT COUNTY ROAD FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 53' 17.24, -90° 47' 2.78

0ft 390ft 781ft



Maps Provided By:



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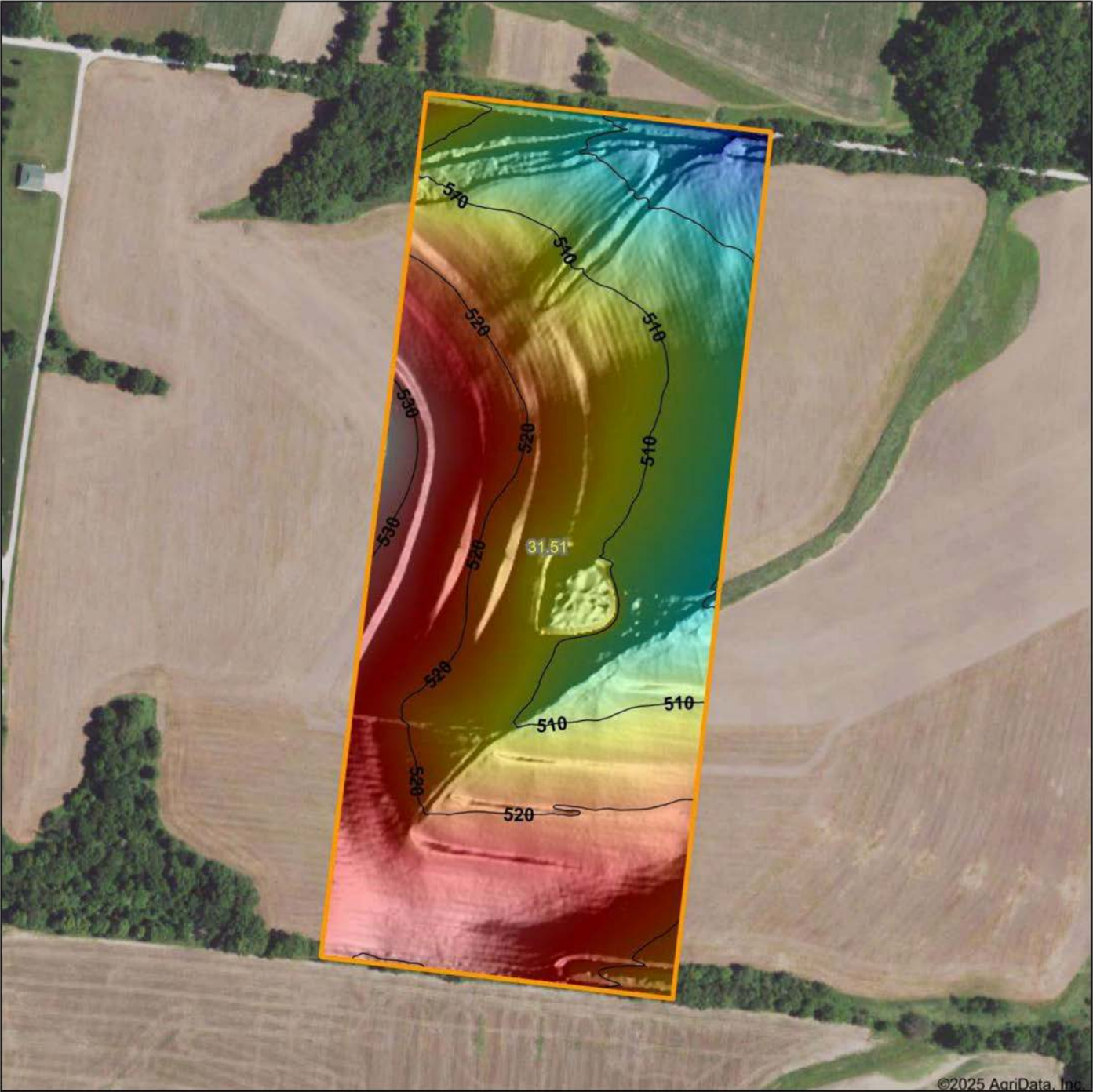
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**St. Charles County
Missouri**




3/17/2025

HILLSHADE MAP



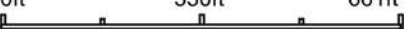

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Low Elevation High



Source: USGS 1 meter dem
Interval(ft): 10
Min: 488.5
Max: 536.1
Range: 47.6
Average: 515.2
Standard Deviation: 8.99 ft

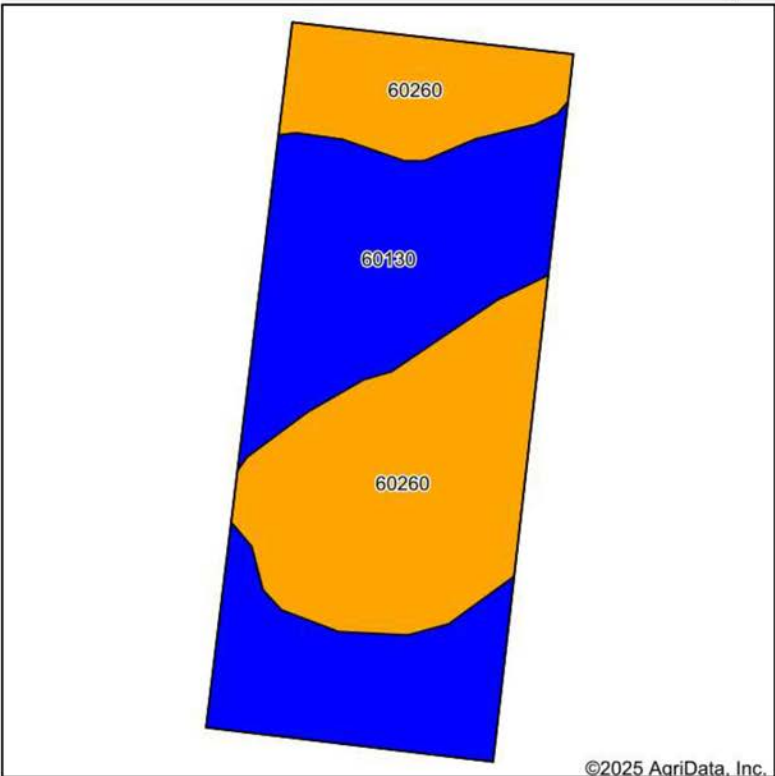
0ft 330ft 661ft



3/17/2025
**St. Charles County
Missouri**
Boundary Center: 38° 53' 17.24, -90° 47' 2.78


Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **St. Charles**
Location: **38° 53' 17.24, -90° 47' 2.78**
Township: **Wentzville**
Acres: **31.51**
Date: **3/17/2025**



Maps Provided By:



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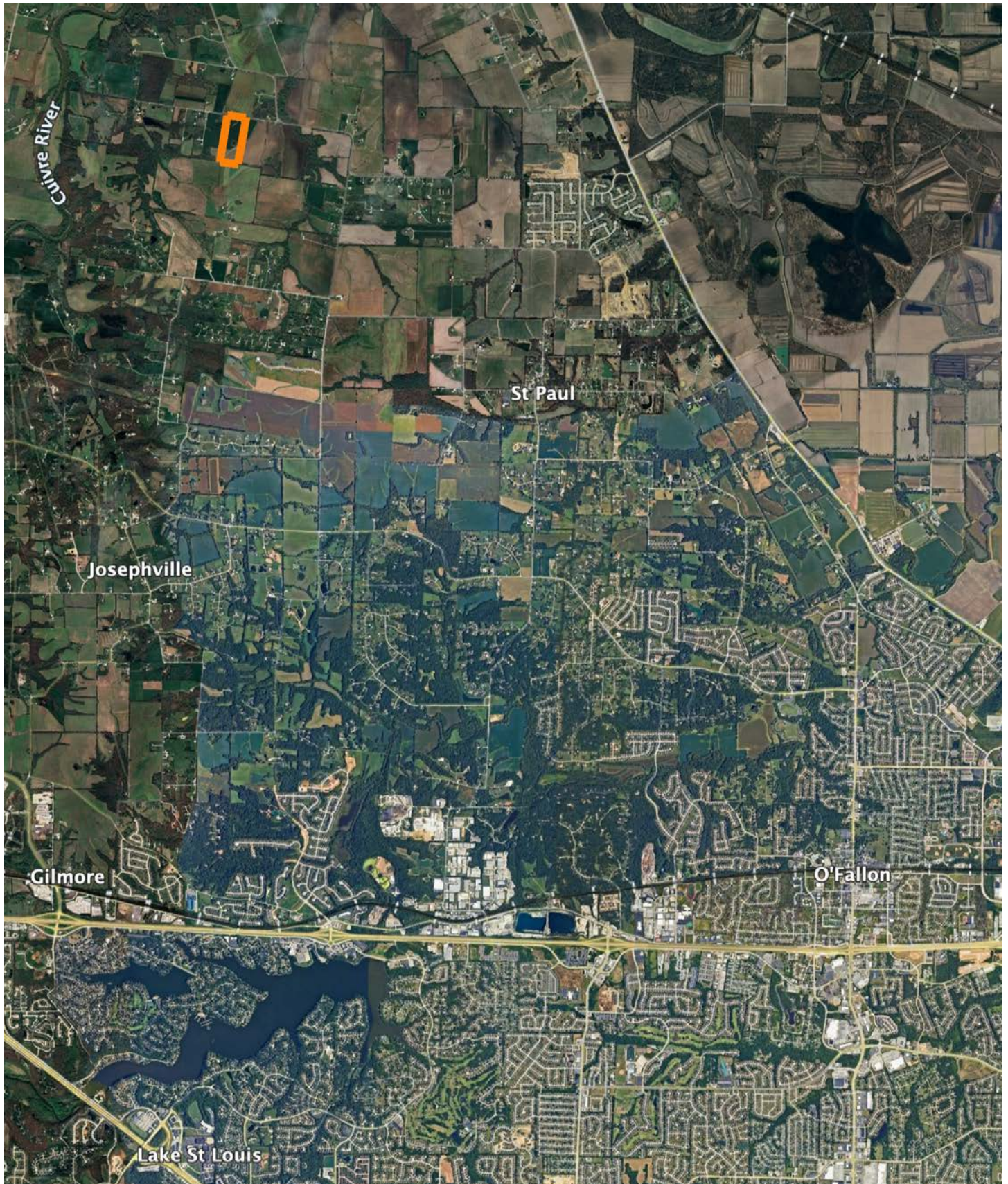
Area Symbol: MO183, Soil Area Version: 26											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
60130	Herrick silt loam, 2 to 5 percent slopes	16.07	51.0%		> 6.5ft.	Ile	82	82	74	65	
60260	Weller silt loam, 5 to 9 percent slopes	15.44	49.0%		> 6.5ft.	IIle	71	71	64	58	
Weighted Average						2.49	*n 76.6	*n 76.6	*n 69.1	*n 61.6	

*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.

OVERVIEW MAP



AGENT CONTACT

Jake Feldmann is a dedicated land agent at Midwest Land Group, dedicated to serving clients throughout Eastern Missouri and Western Illinois. Born and raised in Flint Hill, Missouri, Jake's roots run deep in the heartland. As a lifelong resident of Flint Hill, Jake's connection to the land is personal and profound. He grew up on a family farm, where the rhythms of nature and the art of cultivation were a part of daily life. This upbringing instilled in him not only a love for the land but also a wealth of knowledge and skills, from farming to hunting, that he is eager to pass on to his next generation—Carter, Clayton, and Klaira, alongside his wife, Kristal. Jake was drawn to land sales out of his love for the outdoors and his desire to serve others. His previous role managing a warehouse honed his people skills, preparing him for the intricacies of real estate transactions. What truly sets Jake apart is his firsthand experience with the land. Whether it's understanding the nuances of terrain through hunting or recognizing the potential of tillable ground for cash crops, Jake brings a unique perspective to his clients. Jake is not just an agent; he's a neighbor, a friend, and a steward of the land. His deep-seated passion for the land, coupled with his extensive local network and family support, make him an unparalleled choice for anyone looking to buy or sell property in the heartland. Choose Jake Feldmann to guide you through your land journey, where trust, expertise, and a shared love for the land come together to realize your property dreams.



JAKE FELDMANN

LAND AGENT

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