

MIDWEST LAND GROUP PRESENTS

31.5 ACRES IN

SAINT CHARLES COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TRACT 1 - 31.5 +/- ACRES WITH GREAT BUILD SITES

Check out this 31.5 +/- acres just on the outskirts of St. Paul, and it's only minutes away from O'Fallon! Just far enough away while still being close enough to all the conveniences.

This property offers multiple build sites, and if you're into outdoor activities, this land is perfect for recreation. There's plenty of deer sign around, making it a great spot for hunting or just enjoying nature.

The land is mostly tillable, so there is a great opportunity for income. And let's not forget the charming county road frontage. It's just off the pavement, so you can enjoy that peaceful rural vibe without being too far from town.

Whether you're looking to build your dream home or looking for a great piece of land to invest in, this could be the one!



PROPERTY FEATURES

PRICE: **\$929,250** | COUNTY: **SAINT CHARLES** | STATE: **MISSOURI** | ACRES: **31.5**

- St. Paul area
- Minutes from O'Fallon
- Multiple build sights
- Scenic views
- Land investment
- Lots of deer sign
- Mostly tillable
- Road frontage



MULTIPLE BUILD SIGHTS



SCENIC VIEWS



LAND INVESTMENT



MOSTLY TILLABLE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 53' 18.26, -90° 47' 12.13

0ft 533ft 1067ft



Maps Provided By:



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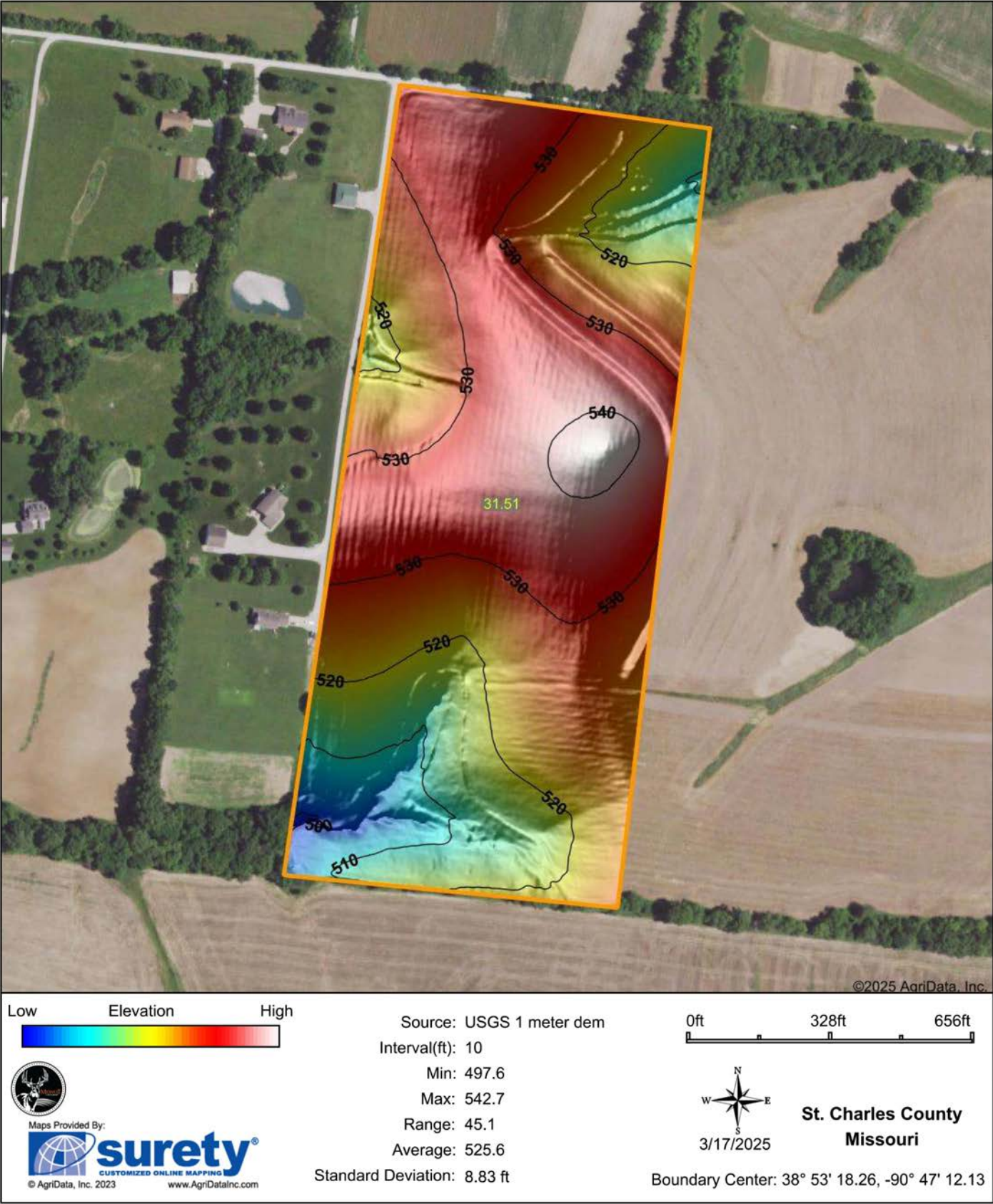
www.AgriDataInc.com

St. Charles County
Missouri

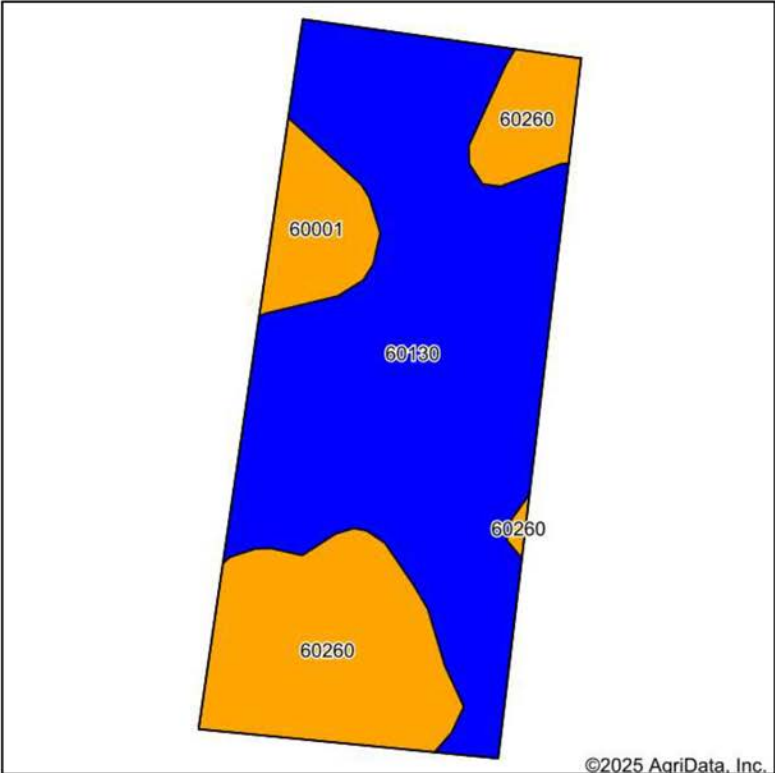


3/17/2025

HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **St. Charles**
Location: **38° 53' 18.26, -90° 47' 12.13**
Township: **Wentzville**
Acres: **31.51**
Date: **3/17/2025**



Maps Provided By:

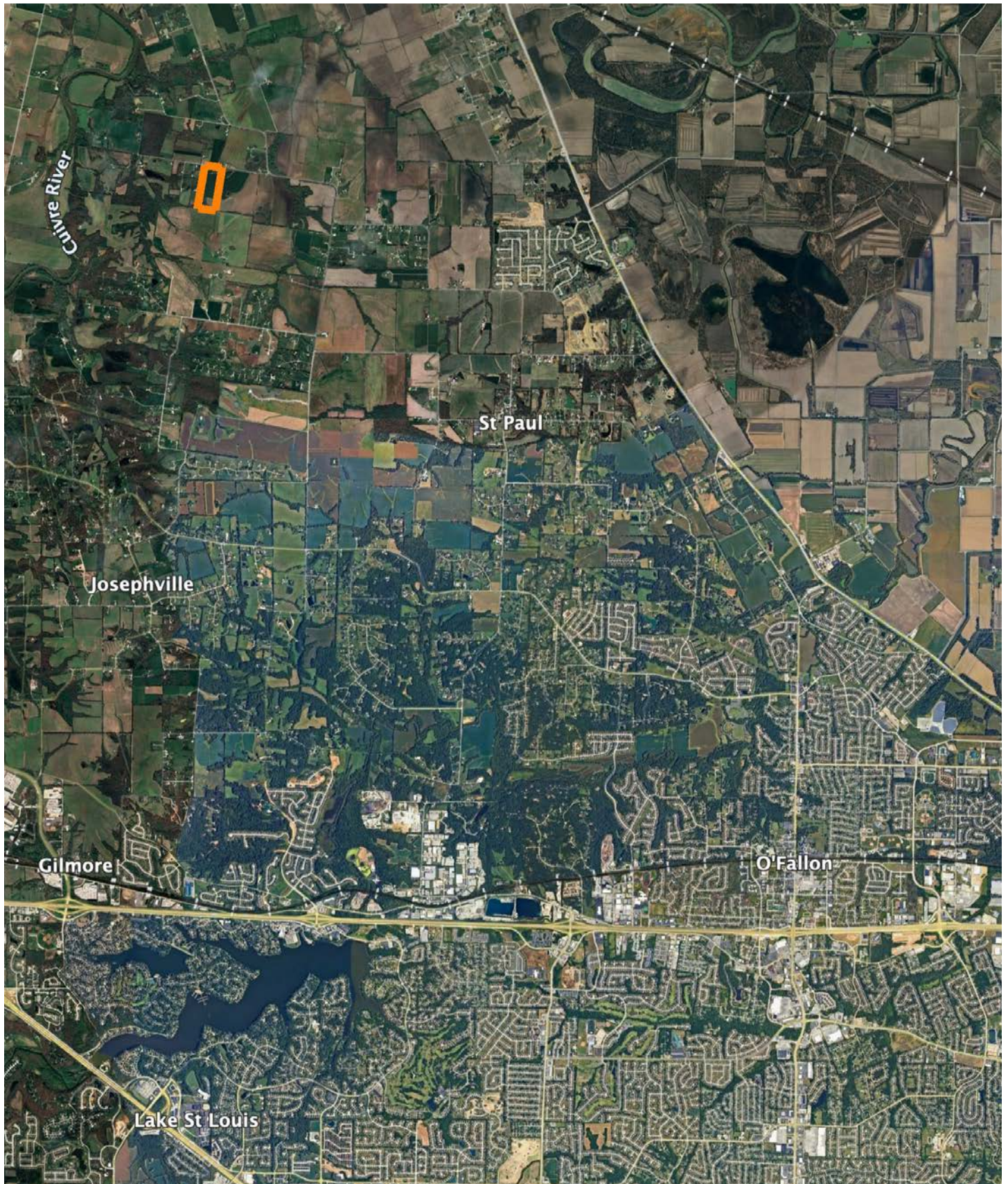


Area Symbol: MO183, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60130	Herrick silt loam, 2 to 5 percent slopes	20.86	66.2%		> 6.5ft.	Ile	82	82	74	65
60260	Weller silt loam, 5 to 9 percent slopes	8.43	26.8%		> 6.5ft.	IIle	71	71	64	58
60001	Menfro silt loam, 5 to 9 percent slopes, eroded	2.22	7.0%		> 6.5ft.	IIIle	79	79	67	64
Weighted Average						2.34	*n 78.8	*n 78.8	*n 70.8	*n 63.1

*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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