

MIDWEST LAND GROUP PRESENTS

124 ACRES IN

# SAINT LOUIS COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCELLENT COMMERCIAL OR INVESTMENT PROPERTY

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The ground in this area does not come up for sale often and here are 124 +/- acres in Saint Louis County that are mainly all tillable. 70 +/- acres of this property is in Chesterfield and 54 +/- acres are in Maryland Heights. The options are endless with the location and area. This farm is currently being farmed and share cropped with the same tenant for years. The crops have always been rotated and have great income opportunities. There is also river access from the Missouri River on the north

side of the property. It has levee protection around everything, so the flood potential is very minimal per the FEMA mapping. All those positives aside, the hunting in this area is also very good. Whether you goose hunt, deer hunt, or dove hunt, it's all here. This is a great chance to have ground in an area to invest in that is highly sought after, don't let this opportunity pass you by. Contact List Agent Jake Feldmann for questions.



## PROPERTY FEATURES

PRICE: **\$5,250,000** | COUNTY: **SAINT LOUIS** | STATE: **MISSOURI** | ACRES: **124**

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- Tillable income
- Investment ground
- Hunting potential
- River access
- Centrally located
- Minutes from Chesterfield
- 2 miles from the Page Extension
- 2 miles off Highway 64



# TILLABLE ACRES WITH INCOME

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# HUNTING OPPORTUNITIES

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 41' 0.29, -90° 32' 7.55

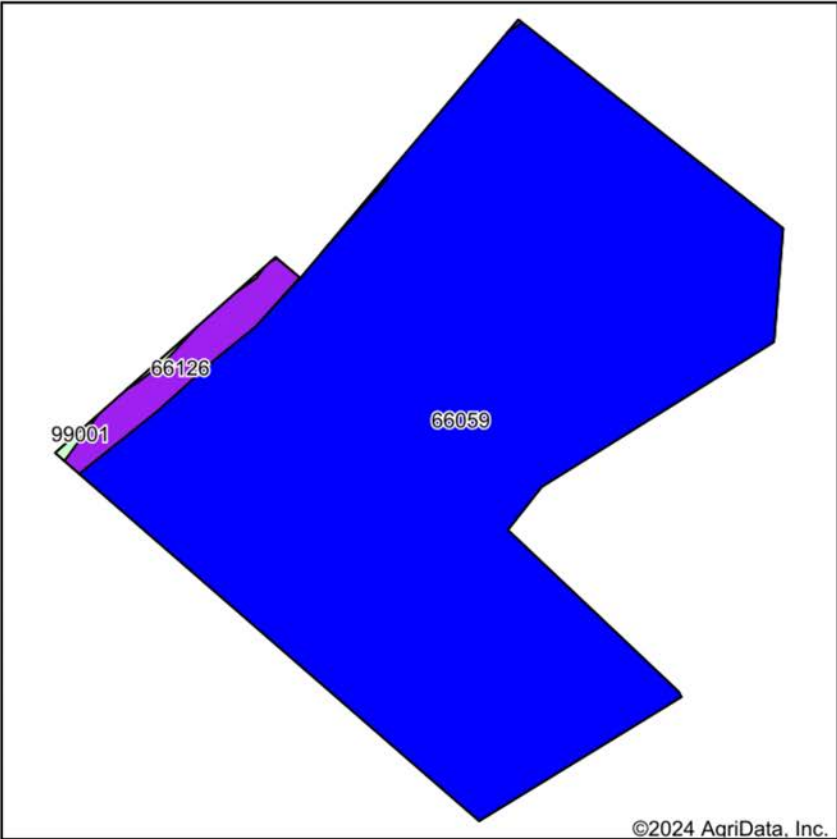
St. Louis County  
Missouri

0ft 709ft 1417ft

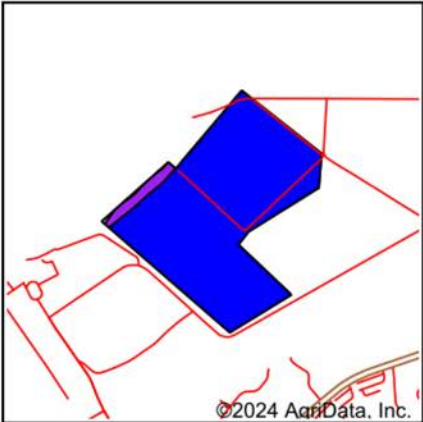


11/4/2024

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **St. Louis**  
Location:  
Township: **Chesterfield**  
Acres: **124**  
Date: **11/4/2024**



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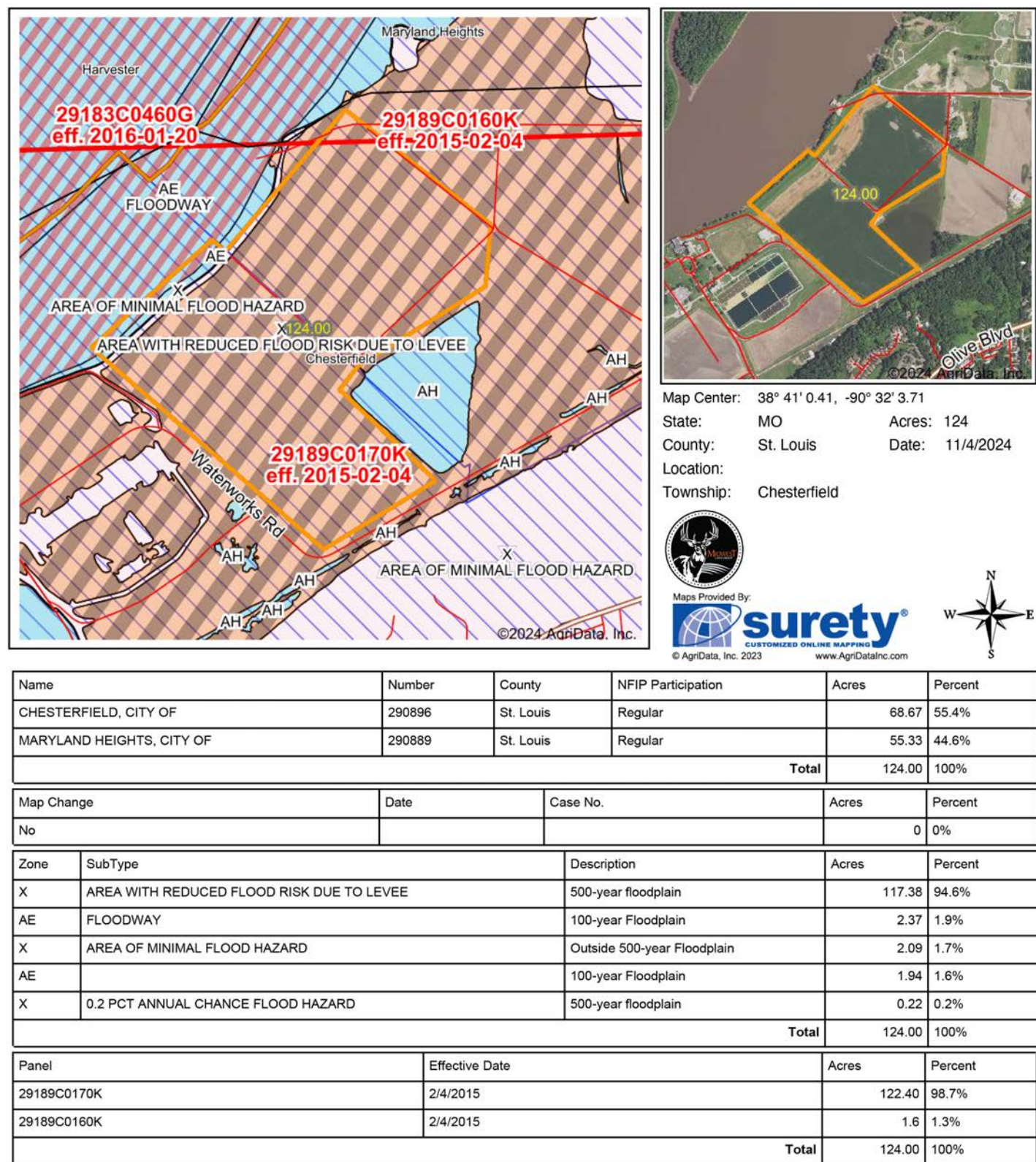


| Area Symbol: MO189, Soil Area Version: 24 |   |        |                  |                      |   |                  |                  |               |                       |                   |
|---|---|--------|------------------|----------------------|---|------------------|------------------|---------------|-----------------------|-------------------|
| 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 |
| 66059                                     | Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded      | 119.31 | 96.2%            |                      | > 6.5ft.  | Ilw              | 73               | 66            | 55                    | 73                |
| 66126                                     | Haynie-Treloar-Blake complex, 0 to 2 percent slopes, frequently flooded | 4.41   | 3.6%             |                      | 2.3ft. (Strongly contrasting textural stratification) | Vw               | 19               | 6             | 19                    | 2                 |
| 99001                                     | Water   | 0.28   | 0.2%             |                      | > 6.5ft.  |                  |                  |               |                       |                   |
| Weighted Average                          |   |        |                  |                      |   | *-               | *n 70.9          | *n 63.7       | *n 53.6               | *n 70.3           |

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

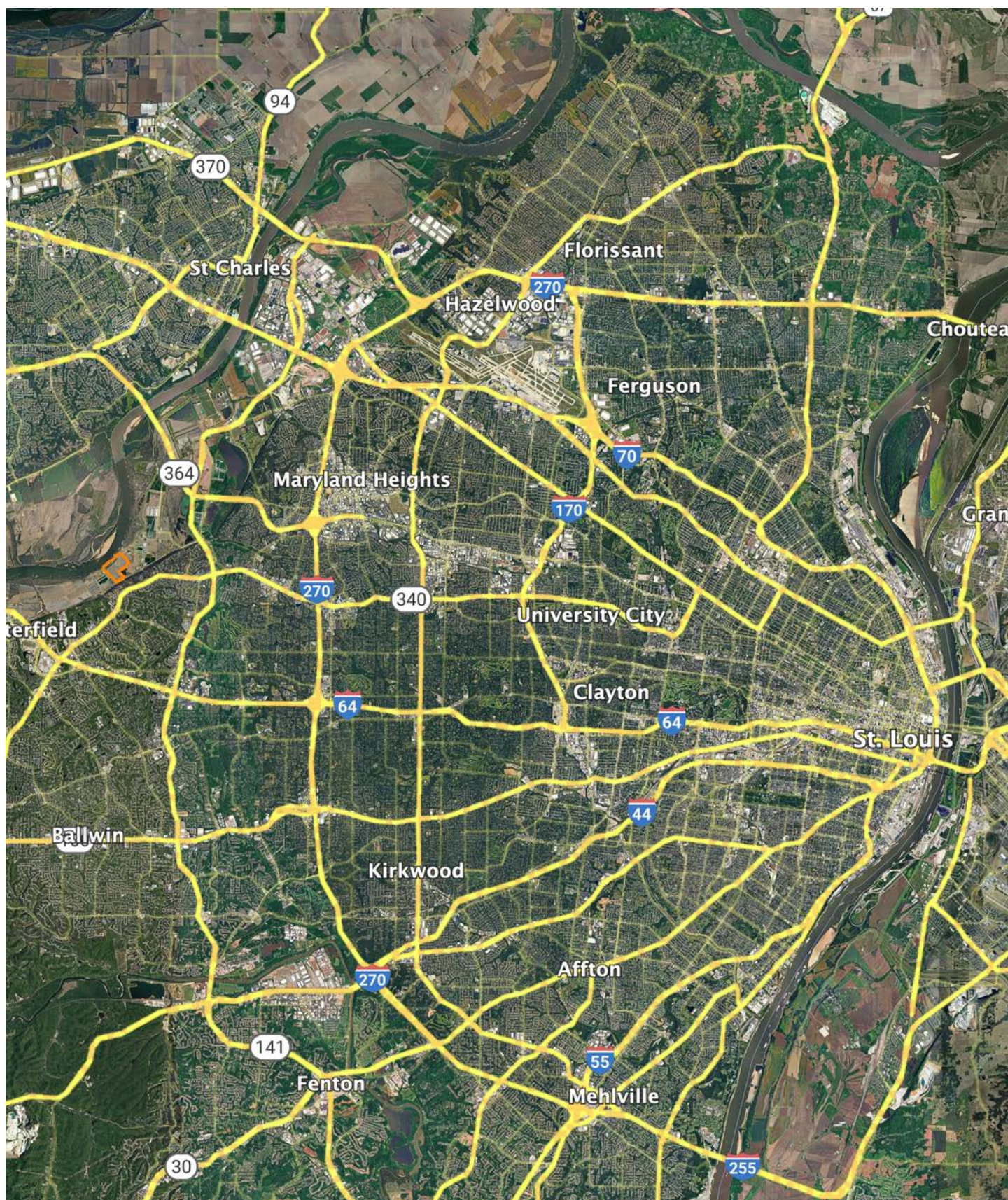


# FEMA MAP





# OVERVIEW MAP





# AGENT CONTACT

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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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