

MIDWEST LAND GROUP PRESENTS

25 ACRES IN

SAINT CLAIR COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LAND DEVELOPMENT OPPORTUNITY

Are you a visionary developer seeking a large-scale, high-potential site ready for immediate planning and execution? We are proud to present a premier tract of undeveloped land strategically situated within the path of progress in the thriving Saint Clair County. This is a rare opportunity to acquire a significant parcel, perfect for a signature master-planned community, or to build your dream home and enjoy the entire property for yourself.

This site is positioned to capture maximum market demand due to its proximity to critical infrastructure and

economic drivers. It is ideally situated 10 minutes from O'Fallon, 16 minutes to MidAmerica Airport and Scott Air Force Base, and 30 minutes to downtown Saint Louis.

This tract boasts a gorgeous wooded setting, complete with elevations perfect for wildlife viewing. This is a perfect draw for that client seeking their newly built dream home with that outdoor, woodsy feel, yet near enough to all things convenient and desirable.



PROPERTY FEATURES

COUNTY: **SAINT CLAIR** | STATE: **ILLINOIS** | ACRES: **25**

- 25 +/- acres in Saint Clair County, IL
- Highly desirable area
- All wooded tract
- Great area for wildlife viewing
- Utilities at road
- O'Fallon School District
- 4 miles to O'Fallon
- 10 miles to Scott Air Force Base/Mid America Airport
- 20 miles to Downtown Saint Louis
- 30 miles to Saint Louis Lambert International Airport

WILDLIFE



HIGHLY DESIRABLE AREA



ALL WOODED TRACT



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 38' 36.55, -89° 54' 13.24

0ft 841ft 1681ft

8-2N-7W
St. Clair County
Illinois



12/15/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 457.2

Max: 544.7

Range: 87.5

Average: 495.5

Standard Deviation: 22.87 ft

0ft 462ft 924ft

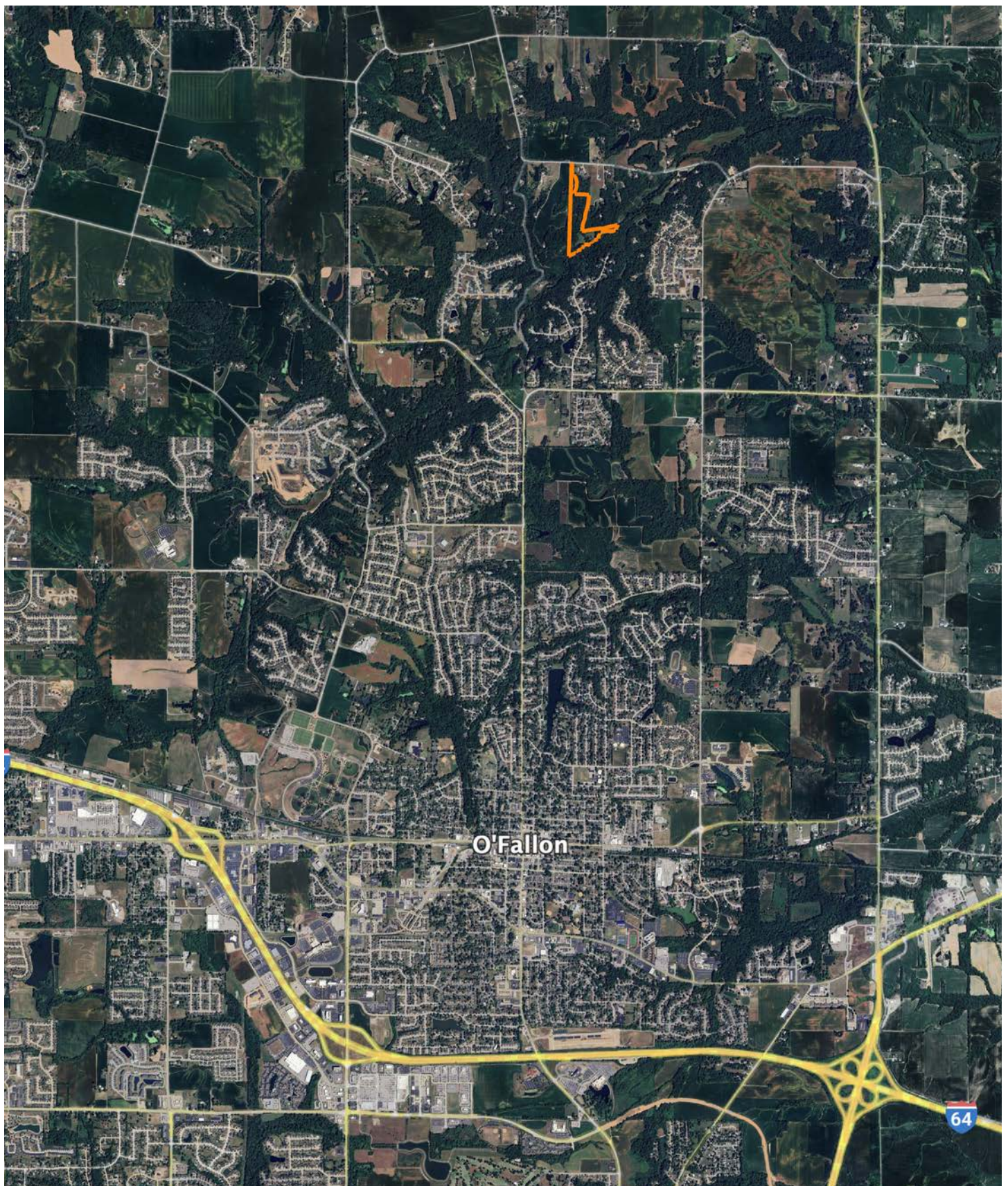


12/15/2025

8-2N-7W
St. Clair County
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Boundary Center: 38° 38' 36.55, -89° 54' 13.24

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.



SCOTT SCHROEDER,
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