

MIDWEST LAND GROUP PRESENTS

8.7 ACRES IN

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# CLINTON COUNTY ILLINOIS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY LIVING AT ITS FINEST NEAR CARLYLE LAKE

Check out this gem! This beautiful and peaceful 8.7 +/- acre Clinton County, Illinois property is just minutes from Carlyle Lake and offers endless possibilities. Imagine spending a relaxing day on the lake, then returning home to a private oasis with all the amenities one could ask for. This country getaway checks so many boxes for outdoor enthusiasts, lake lovers, or anyone seeking the tranquility of rural living while remaining convenient to the Saint. Louis Metro area or Scott Air Force Base.

The owners have spared no expense in creating this dream property. The renovated farmhouse, with its three bedrooms and two bathrooms, is both cozy and welcoming. The recently constructed 40'x60' shop boasts reinforced concrete floors and 14-foot ceilings,

making it perfect for storage or as a workshop. The cherry on top is the exceptional in-ground pool and 700 square foot, 1 bedroom, 1 bathroom pool house with kitchen and living room.

The ample open space and storage options would make this a great hobby farm. For those who love the outdoors, there are opportunities to fish, shoot, and even hunt right out the back door. This property is truly a rare find, offering a unique combination of features. The setup is ideal for full-time residence, hosting gatherings, enjoying lake vacations, or operating as a rental. Your dream property awaits, call Land Agent Dane Werner for your private showing today!



# PROPERTY FEATURES

COUNTY: **CLINTON** | STATE: **ILLINOIS** | ACRES: **8.7**

- 8.7 +/- private acres just outside of Keyesport, IL
- Only 1 mile from Keyesport Boat Ramp, Keyesport Beach and Tradewinds Marina
- Beautifully renovated 1,864 sq. ft., 3 bed, 2 bath farmhouse with basement
- 40' x 60' shop with reinforced concrete, 14-ft ceilings, and three large garage doors
- In-ground pool with adjacent fully furnished 700 sq. ft. pool house
- 2-car detached garage
- Small equipment shed
- 1-acre pond with windmill for aeration
- 2-acres currently leased as farm ground
- RV hookup with 30-amp service, water, and septic
- Less than one hour from Metro St. Louis and Scott Air Force Base
- 14 miles to Carlyle, IL
- Carlyle School District



# 1,864 SQ. FT. FARMHOUSE

Imagine spending a relaxing day on the lake, then returning home to a private oasis with all the amenities one could ask for. The renovated farmhouse, with its three bedrooms and two bathrooms, is both cozy and welcoming.



# 3 BEDROOM, 2 BATHROOM



# IN-GROUND POOL

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# 700 SQ. FT. POOL HOUSE

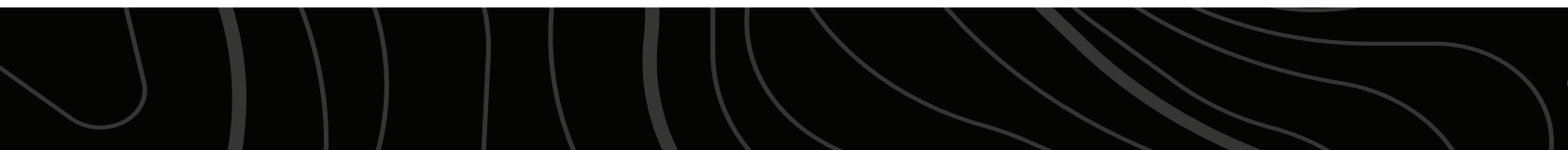
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# 40' X 60' SHOP

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The recently constructed 40' x 60' shop boasts reinforced concrete floors and 14-foot ceilings, making it perfect for storage or as a workshop.



# 1-ACRE POND WITH WINDMILL



# MULTIPLE OUTBUILDINGS



# MINUTES FROM CARLYLE LAKE



# AERIAL MAP



Boundary Center: 38° 44' 9.4, -89° 17' 38.26

0ft 395ft 789ft



Maps Provided By:



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**3-3N-2W**  
**Clinton County**  
**Illinois**



4/10/2026

# OVERVIEW MAP



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Boundary Center: 38° 44' 9.4, -89° 17' 38.26

0ft 2149ft 4298ft



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# AGENT CONTACT

Born and raised in Ste. Genevieve, Missouri, Dane Werner developed a lifelong connection to the land through time spent on his family's farm, where he first learned the importance of stewardship, wildlife management, and rural values. Today, he lives in Waterloo, Illinois, with his wife, Jessica, and their children, Braxton, Cole, and Reese—and enjoys sharing the outdoor lifestyle he was raised by with his family.

Dane earned a Bachelor of Science in Manufacturing Engineering and Industrial Management from Southeast Missouri State University and spent 18 years in progressive leadership roles, building a reputation for integrity, communication, and putting people first. That experience shapes the way he serves landowners—by listening closely, providing clear guidance, and supporting clients through every step of the process.

A passionate outdoorsman, Dane is an avid deer and turkey hunter and a member of the NWTF. He became a landowner in his early 20s and currently owns and manages 100 acres in Southern Illinois, carefully designed for wildlife habitat and recreation. Having bought and sold multiple properties himself, Dane understands land from an owner's perspective and recognizes the factors that drive long-term value. His genuine passion for the outdoors, hands-on experience, and commitment to others make him a trusted advocate for landowners.



**DANE WERNER,**  
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