

MIDWEST LAND GROUP PRESENTS

31.5 ACRES IN

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# PHELPS COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# UNRESTRICTED GROUND BORDERING ST. JAMES CITY LIMITS

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The opportunities with this property truly are endless. With access from Highway B, the 31.5 acres are fully unrestricted yet border the city limits of St. James making the location perfect for anything from commercial, business/retail use, subdivision, or a personal build site with plenty of room to play. The 20' roadway access

from Highway B is owned. There is an additional 10' of easement alongside the road allowing for up to 30' of roadway. Electric is available on two sides of the property. If you are looking for acreage close to town this piece of ground is exactly what you are looking for.

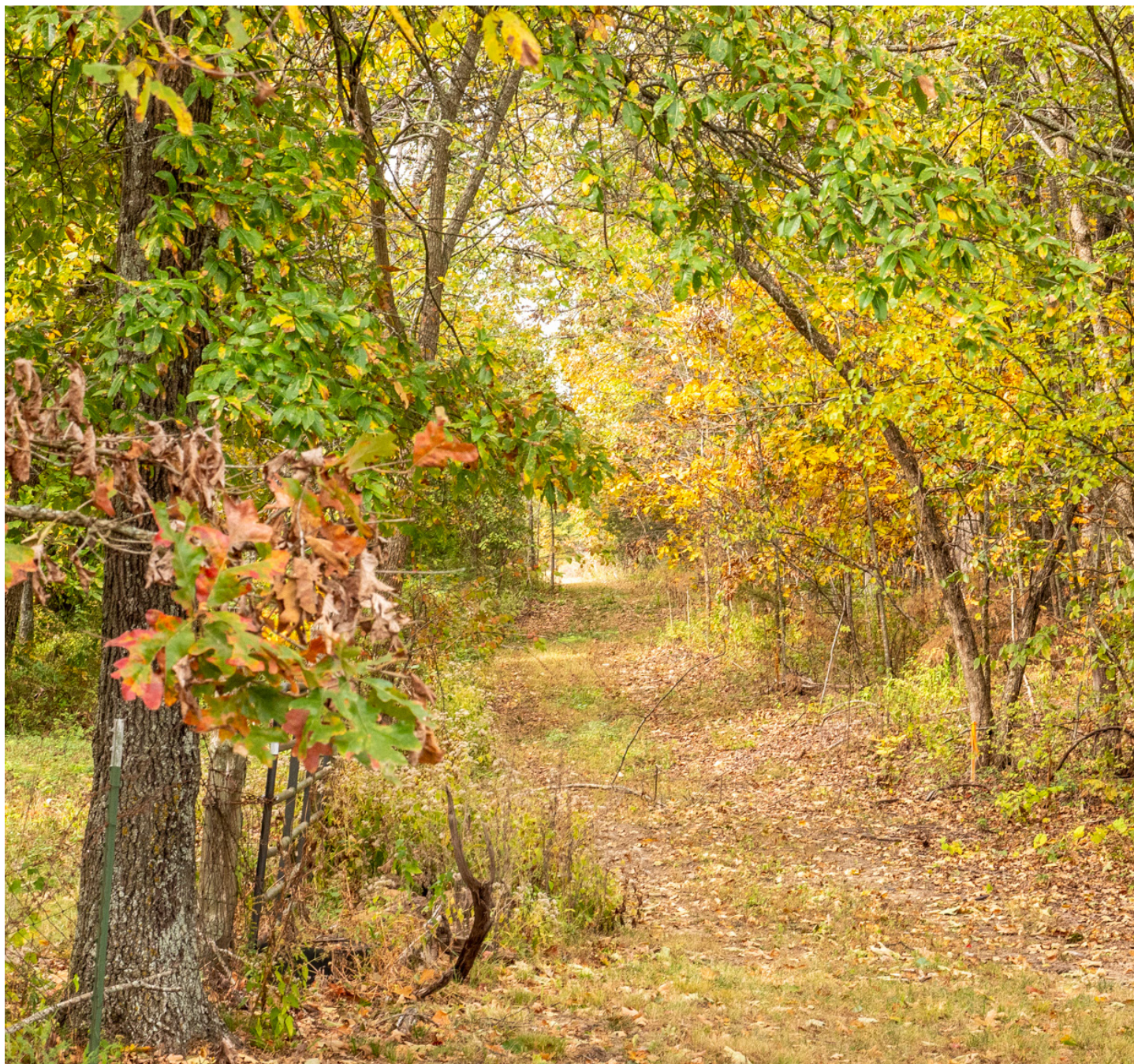


# PROPERTY FEATURES

PRICE: **\$255,000** | COUNTY: **PHELPS** | STATE: **MISSOURI** | ACRES: **31.5**

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- Unrestricted acreage
- Borders city limits
- Highway B blacktop access
- Electric available
- Suited for multiple uses
- 20' owned roadway
- 10' additional easement
- 1 mile from downtown and I-44
- Close to many wineries and recreation
- Less than 1.5 hours from St. Louis
- 10 minutes from Rolla

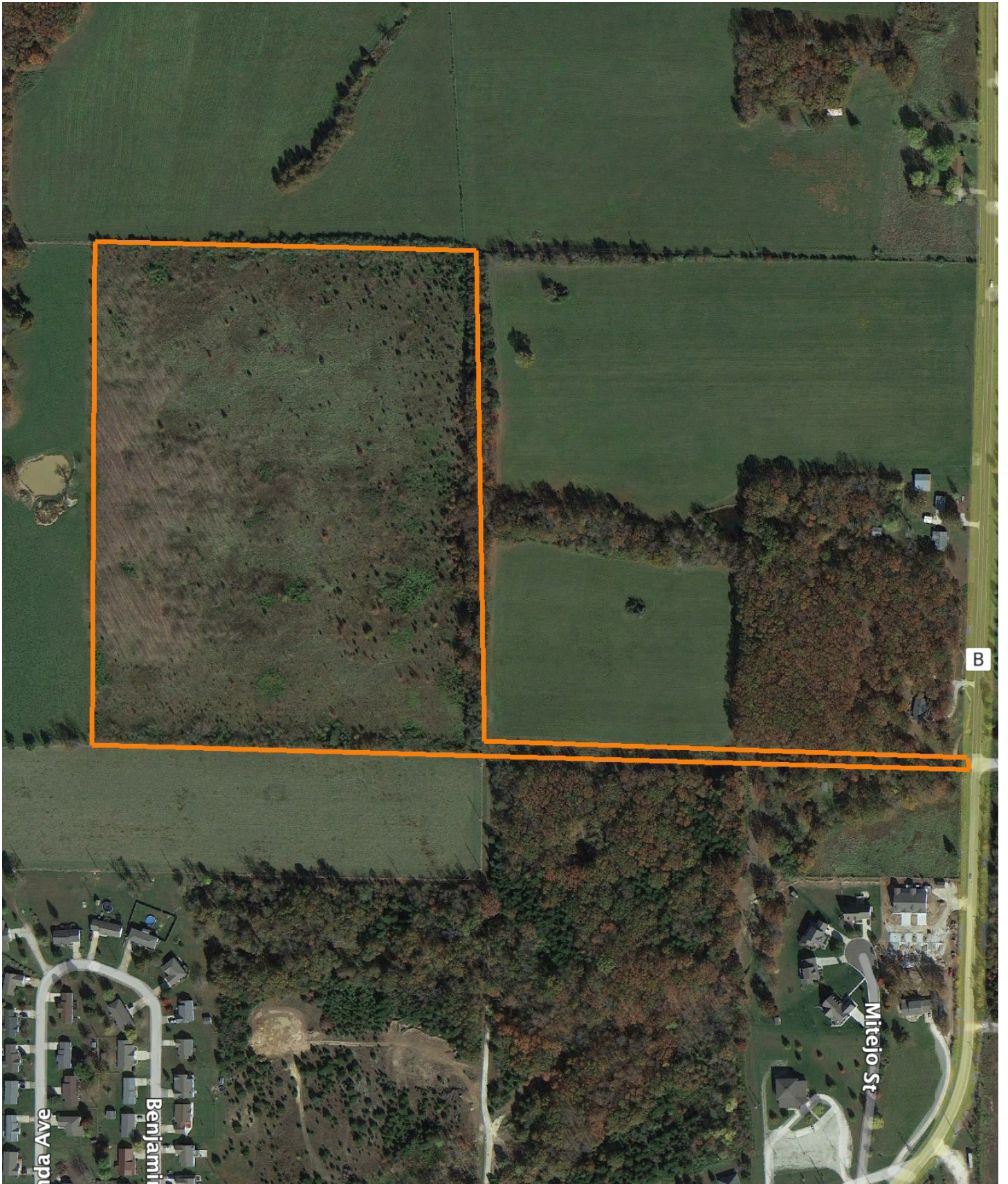


# 31.5 UNRESTRICTED ACRES

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# AERIAL MAP



# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,076.9

Max: 1,104.4

Range: 27.5

Average: 1,092.6

Standard Deviation: 5.35 ft

0ft 403ft 805ft

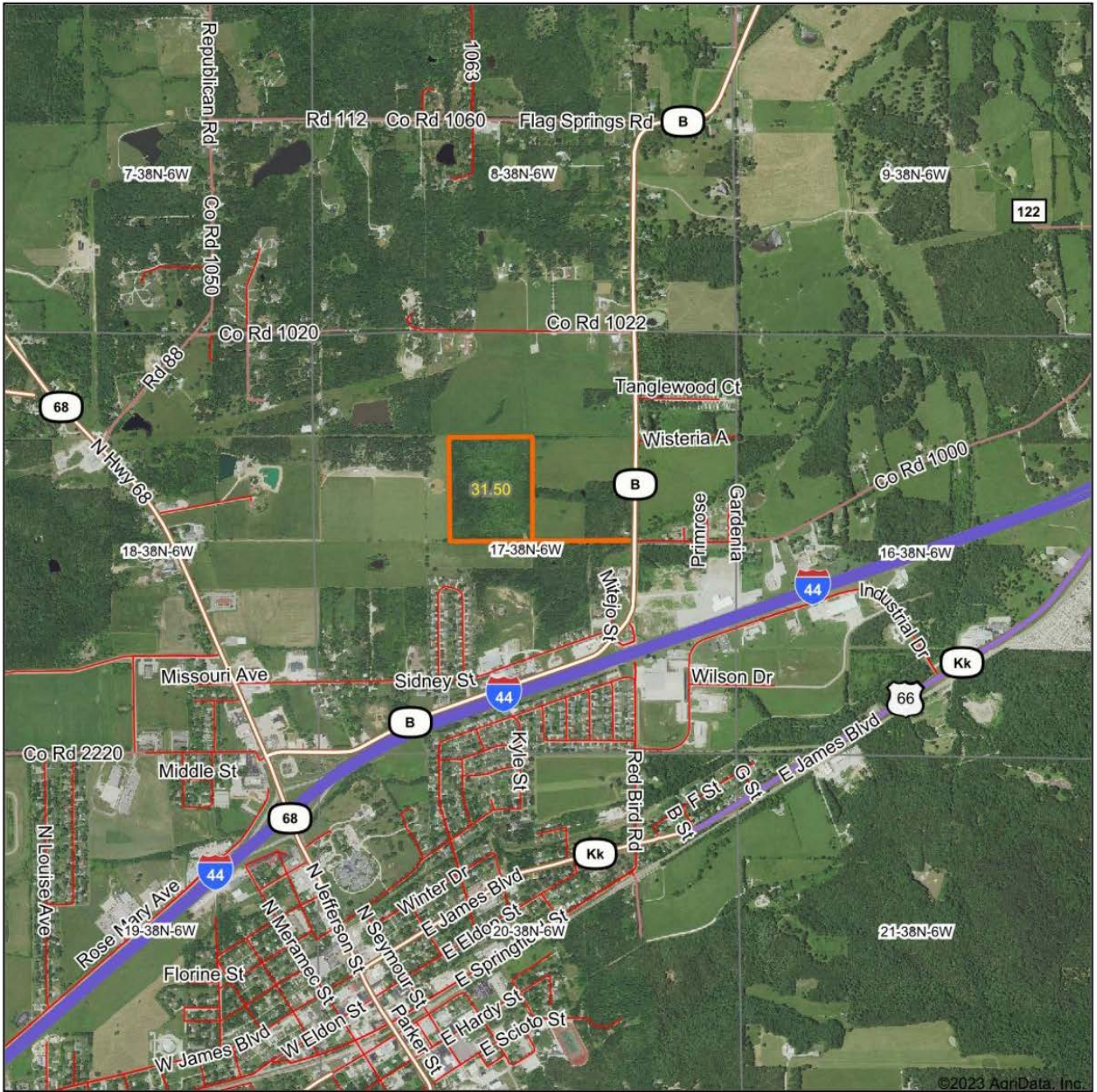


10/24/2023

17-38N-6W  
Phelps County  
Missouri

Boundary Center: 38° 0' 57.41, -91° 36' 27.81

# OVERVIEW MAP



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Boundary Center: 38° 0' 57.41, -91° 36' 27.81



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**17-38N-6W**  
**Phelps County**  
**Missouri**



10/24/2023

# AGENT CONTACT

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Jason Stokes has an affinity for serving others. With a servant's heart, he loves building trusted relationships with others. An avid outdoorsman and land owner himself, Jason's passion for land is clear. He understands the investment and dedication it takes to improve and grow a piece of property to accomplish one's goals. Ever since he bought and sold his first farm, he's dreamt of helping others do the same. Now, with experience in habitat management and planting food plots on his own farm in northern Missouri, he's committed to bringing that knowledge to his clients.

Born in Festus, Missouri, a suburb of St. Louis, Jason graduated from Festus High School and obtained an Associate's degree in information technology from Jefferson College. He worked as a cyber security sales engineer / information security engineer for many years, consistently exceeding sales goals. In these roles, he honed his skills in solving complex problems for customers while ensuring business operations continued without compromise. He also learned to build a trusted advisor relationship with his customers and developed exceptional interpersonal and relationship-building skills along the way.

When he's not working, Jason enjoys what he's loved his entire life: hunting. He hunts whitetail and turkey and, when he's not hunting, he's usually fishing or spending time outdoors with his family. A member of NWTF, he enjoys mentoring younger hunters and helping build a legacy that has been so important to him. Jason lives in Bloomsdale, MO, with his family.



**JASON STOKES,**

LAND AGENT

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