

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# ST. FRANCOIS COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED RECREATIONAL PROPERTY WITH PLATTIN CREEK FRONTAGE

This 40 +/- acre property in St. Francois County, Missouri offers everything you need for a perfect recreational getaway. The property features mature timber, Plattin Creek frontage, and a secluded location that ensures privacy with electric available nearby. The property has a little bit of everything from a nice ridgetop to beautiful creek bottoms. Whether you are a seasoned hunter or

a nature lover, you will appreciate the abundant wildlife that call this land home. You will find plenty of deer sign and other wildlife as well. Don't miss this great opportunity to own an affordable piece of recreational property in northern St. Francois County, Missouri. Contact Land Agent Jason Stokes today to schedule a showing.



# PROPERTY FEATURES

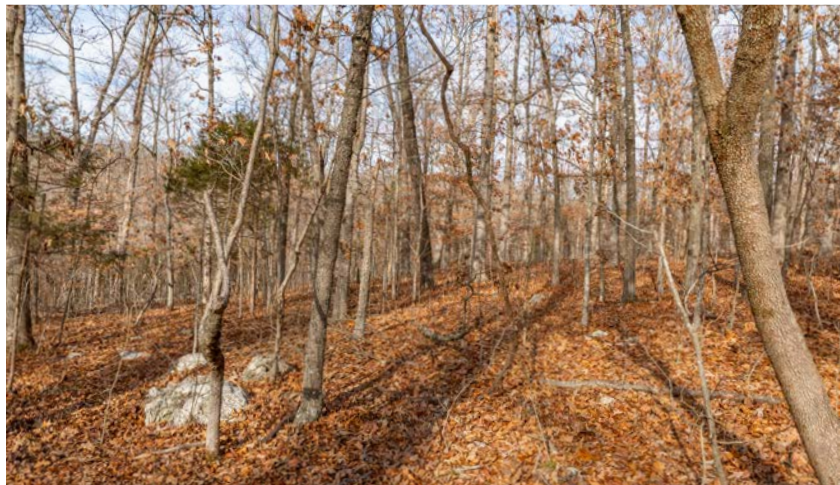
PRICE: **\$143,400** | COUNTY: **ST. FRANCOIS** | STATE: **MISSOURI** | ACRES: **40**

- Affordable recreational property
- Perfect size and set up for a first-time land buyer
- Live creek - Plattin Creek
- Secluded
- Mature timber
- Electric available on neighboring tracts
- Abundant wildlife
- No restrictions
- 1 hour from St. Louis
- 30 minutes to Farmington, MO



40 +/- ACRES

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# MATURE TIMBER

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# PLATTIN CREEK FRONTAGE

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# AERIAL MAP



Boundary Center: 38° 1' 2.48, -90° 23' 28.02



Maps Provided By:



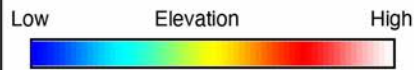
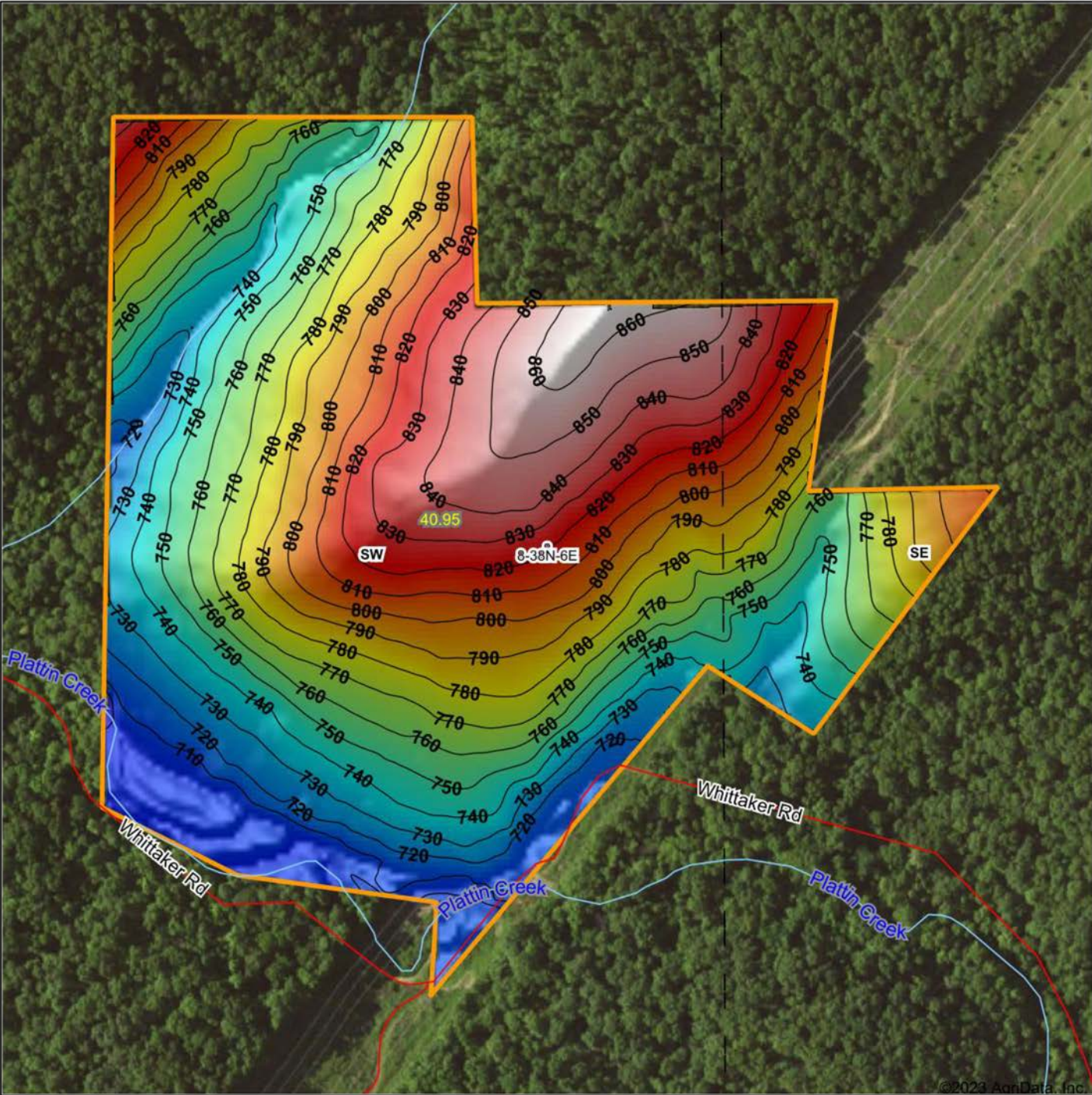
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**8-38N-6E**  
**St. Francois County**  
**Missouri**



12/26/2023

# HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 698.9  
 Max: 864.7  
 Range: 165.8  
 Average: 777.7  
 Standard Deviation: 42.13 ft

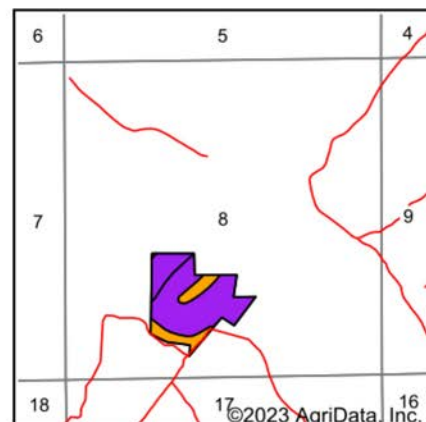
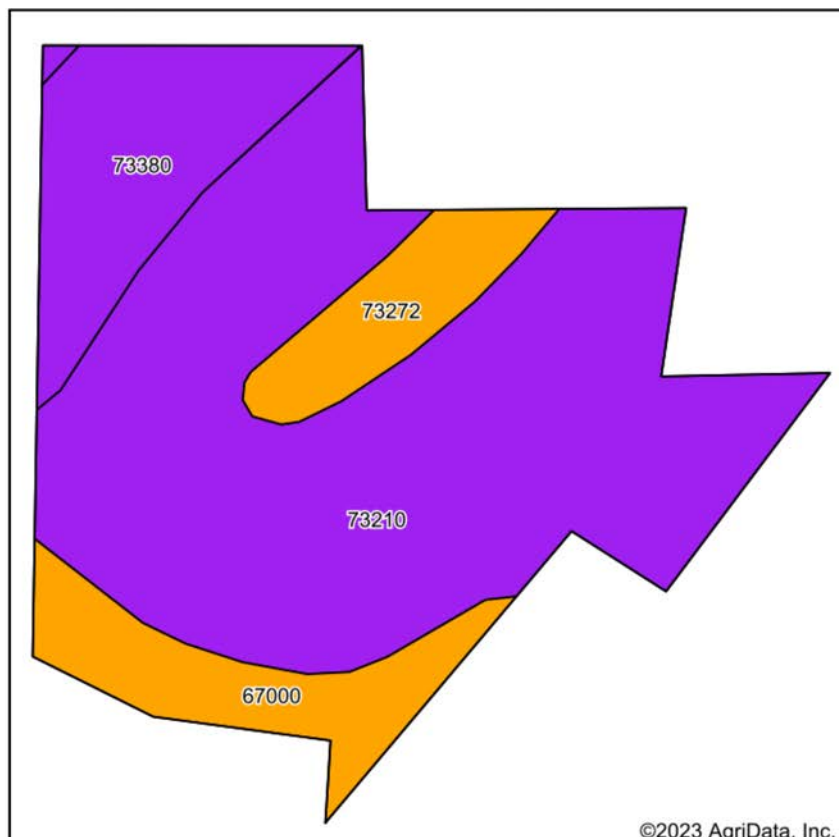


12/26/2023

**8-38N-6E**  
**St. Francois County**  
**Missouri**

Boundary Center: 38° 1' 2.48, -90° 23' 28.02

# SOIL MAP



State: **Missouri**  
 County: **St. Francois**  
 Location: **8-38N-6E**  
 Township: **Marion**  
 Acres: **40.95**  
 Date: **12/26/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO187, Soil Area Version: 25

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	
73210	Goss very cobbly silt loam, 15 to 50 percent slopes, extremely stony	27.79	67.9%		> 6.5ft.	Vls	9	9	2	2	
73380	Caneyville silt loam, 15 to 20 percent slopes, stony	5.87	14.3%		2.8ft. (Lithic bedrock)	Vls	47	47	42	35	
67000	Elsah silt loam, 1 to 3 percent slopes, frequently flooded	4.28	10.5%		> 6.5ft.	Illw	63	63	53	47	
73272	Hildebrecht silt loam, 3 to 8 percent slopes	3.01	7.4%		2.1ft. (Fragipan)	Illw	51	51	47	41	
<b>Weighted Average</b>							<b>5.47</b>	<b>*n 23.2</b>	<b>*n 23.2</b>	<b>*n 16.4</b>	<b>*n 14.3</b>

\*n: The aggregation method is "Weighted Average using all components"

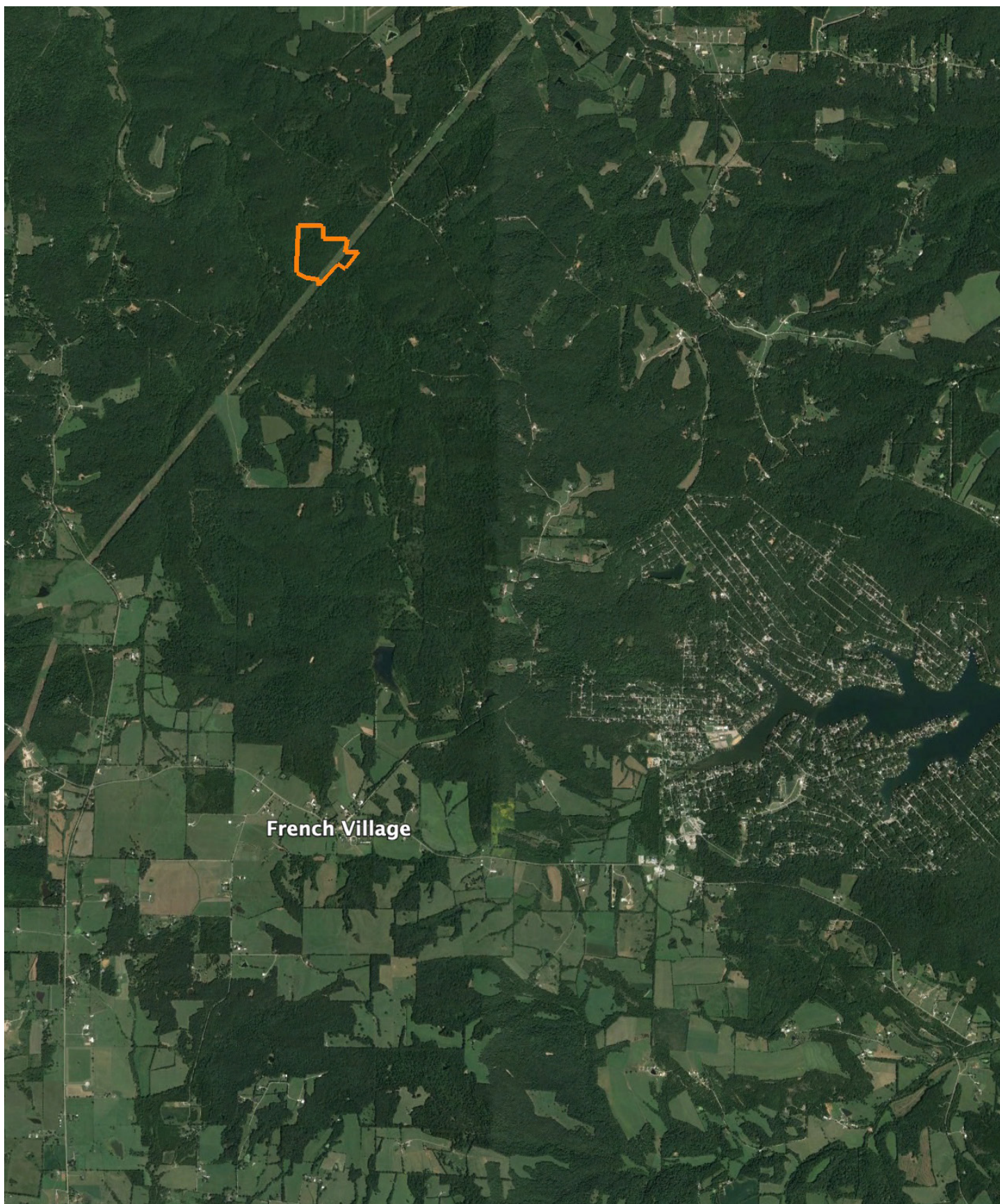
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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## 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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