

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# WASHINGTON COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# GREAT 40 ACRE MULTI-USE TRACT WITH PINERY CREEK

Here is a great opportunity to get introduced to the world of land ownership! The property offers 40 acres of timber that gently slopes down to the Pinery Creek bottoms where you will have over a 1/4 mile of frontage. Several flat acres along those creek bottoms would be perfectly suited for food plots to attract whitetail and turkey. The property has been recently logged and thus will offer two things, a perfect clearing just off the well-maintained county road for your camper and what will soon become a thick lush understory that will provide ample cover and browse certain to attract and hold

plenty of wildlife. If having your own private playground tied into an expansive range of timber isn't enough you are a short distance from many conservation areas and outdoor activities this part of Washington County is known to offer. With the property sitting about 100 yards from the blacktop you will have quick access to Highway T putting you a short drive from Potosi, Sullivan, and Richwoods. There are no restrictions here so don't miss the chance to make this blank canvas your own. Survey to be completed prior to close.



# PROPERTY FEATURES

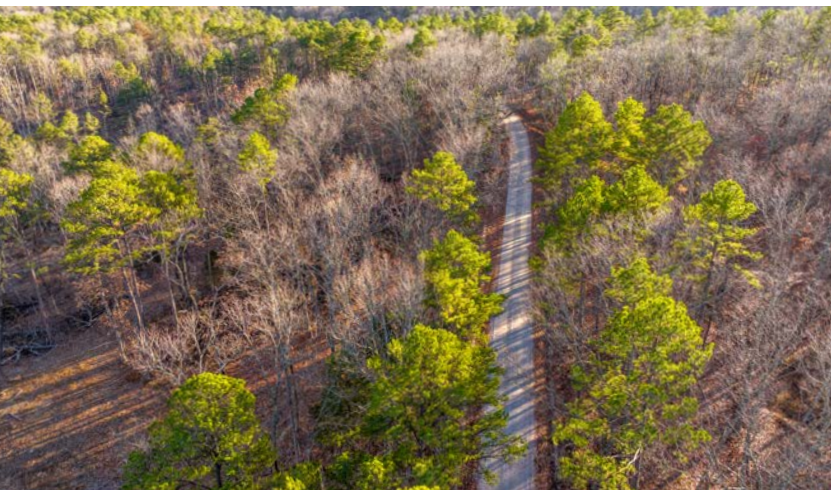
PRICE: **\$119,900** | COUNTY: **WASHINGTON** | STATE: **MISSOURI** | ACRES: **40**

- Perfect size and set up for a first-time land buyer
- Cleared area suited for your camper or off-grid cabin
- Well maintained county road frontage
- 100 yards from Highway T blacktop
- 1/4 mile of Pinerey Creek runs through the property
- Part of an expansive range of timber
- Great wildlife numbers
- Great flat creek bottoms with food plot potential
- Many additional recreational opportunities nearby
- Short drives to downtown Potosi, Sullivan, and Richwoods
- Just over an hour drive to St. Louis and surrounding areas



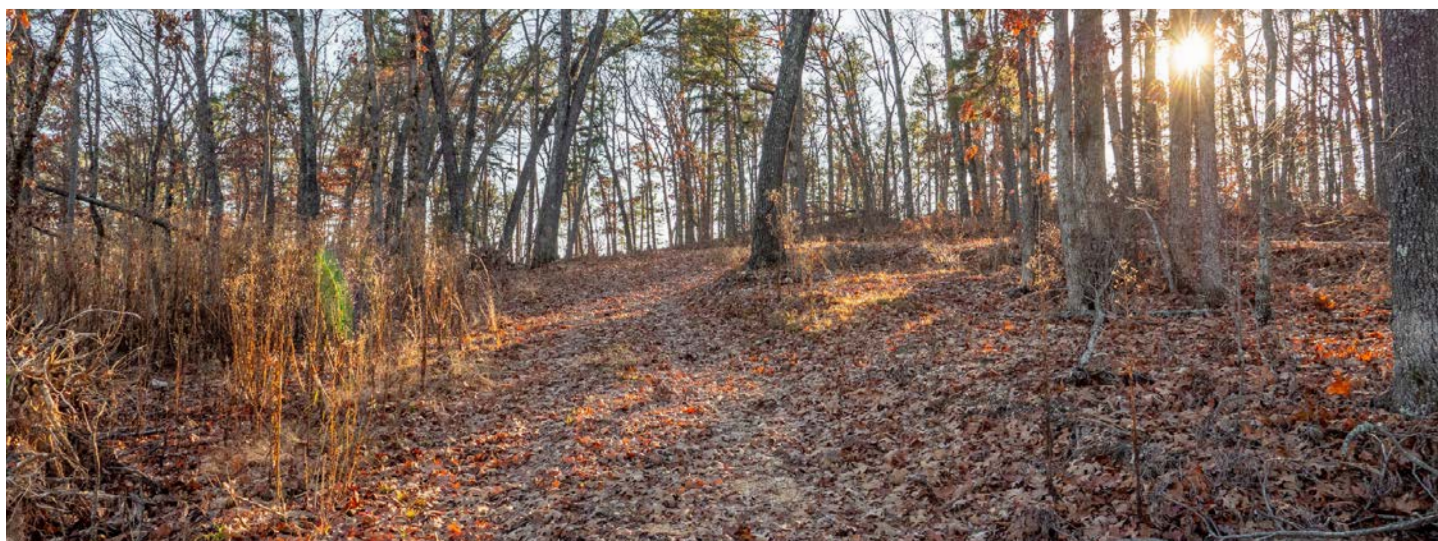
40 +/- ACRES

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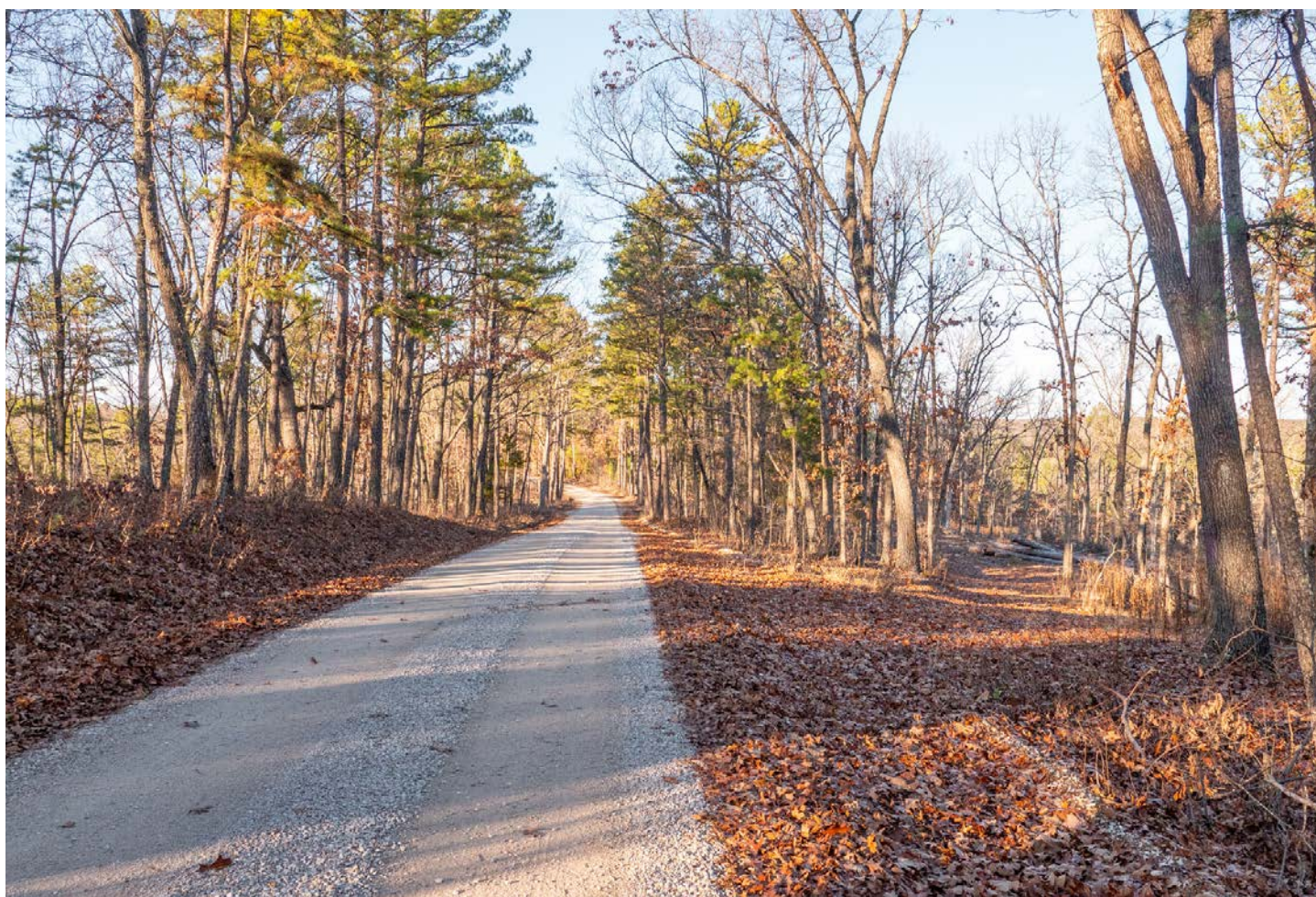
## CLEARED AREA

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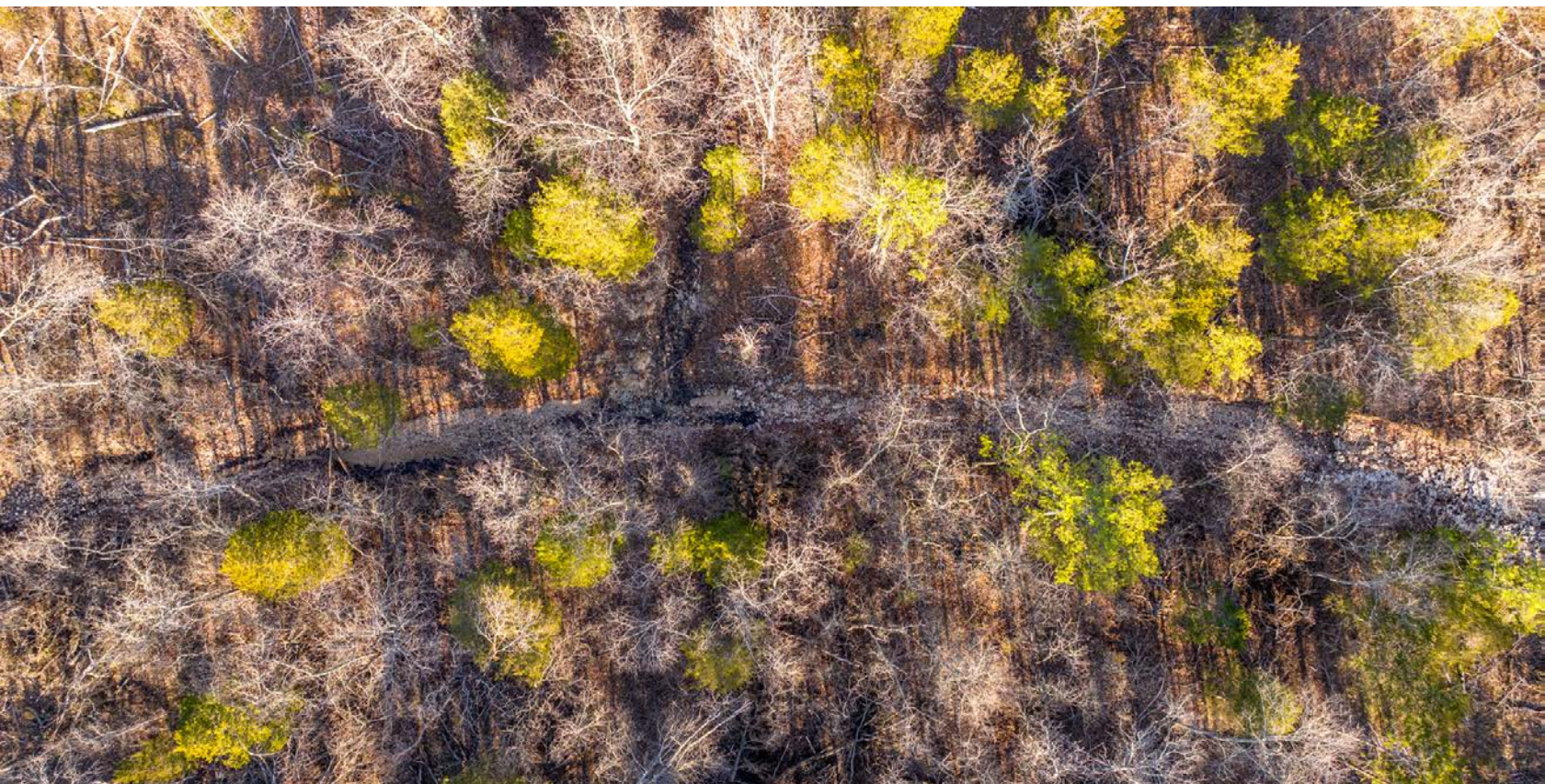
## 100 YARDS FROM HIGHWAY T

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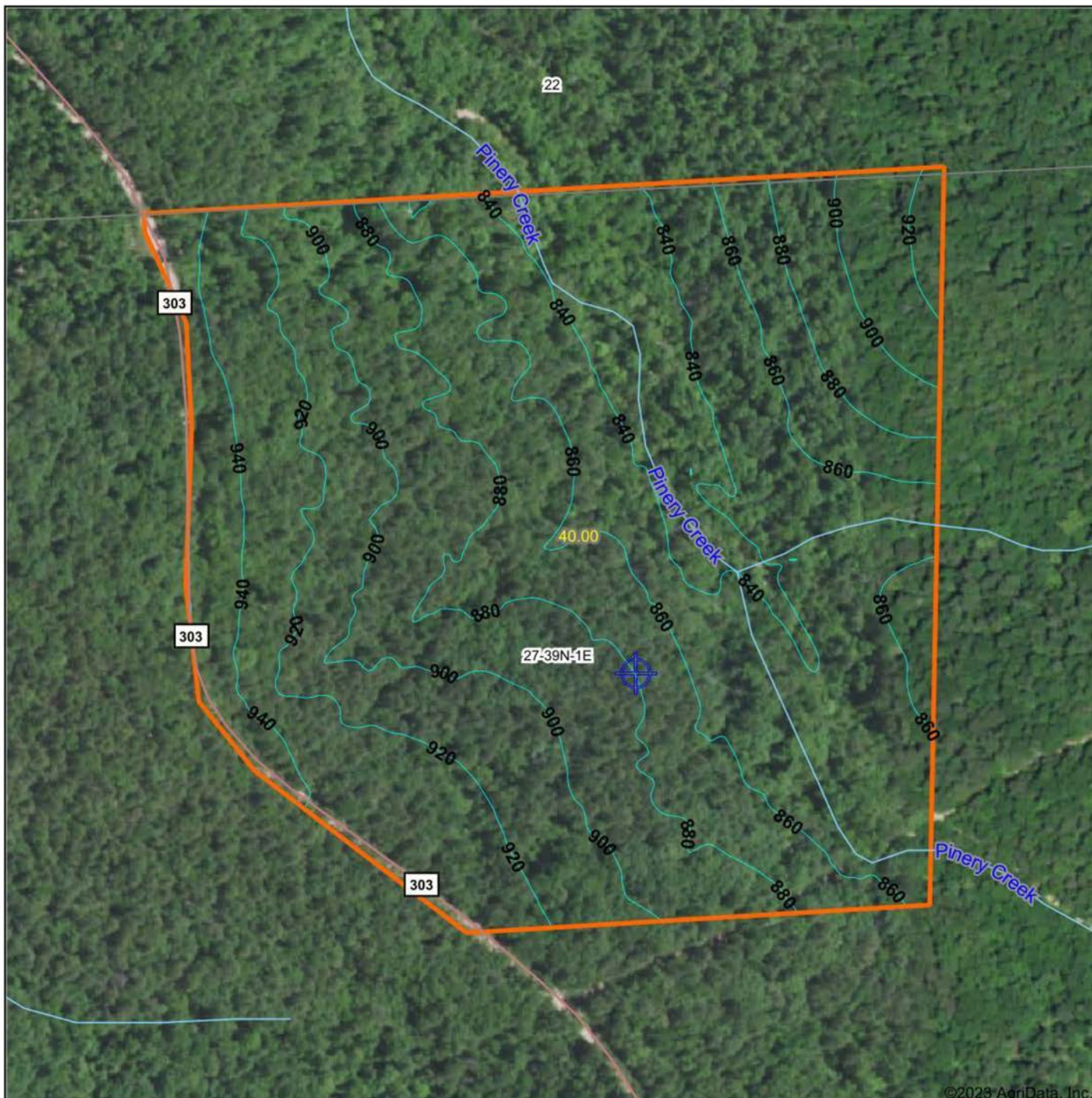


# PINEY CREEK FRONTAGE

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 20.0

Min: 824.8

Max: 960.4

Range: 135.6

Average: 883.2

Standard Deviation: 33.53 ft

0ft 285ft 571ft

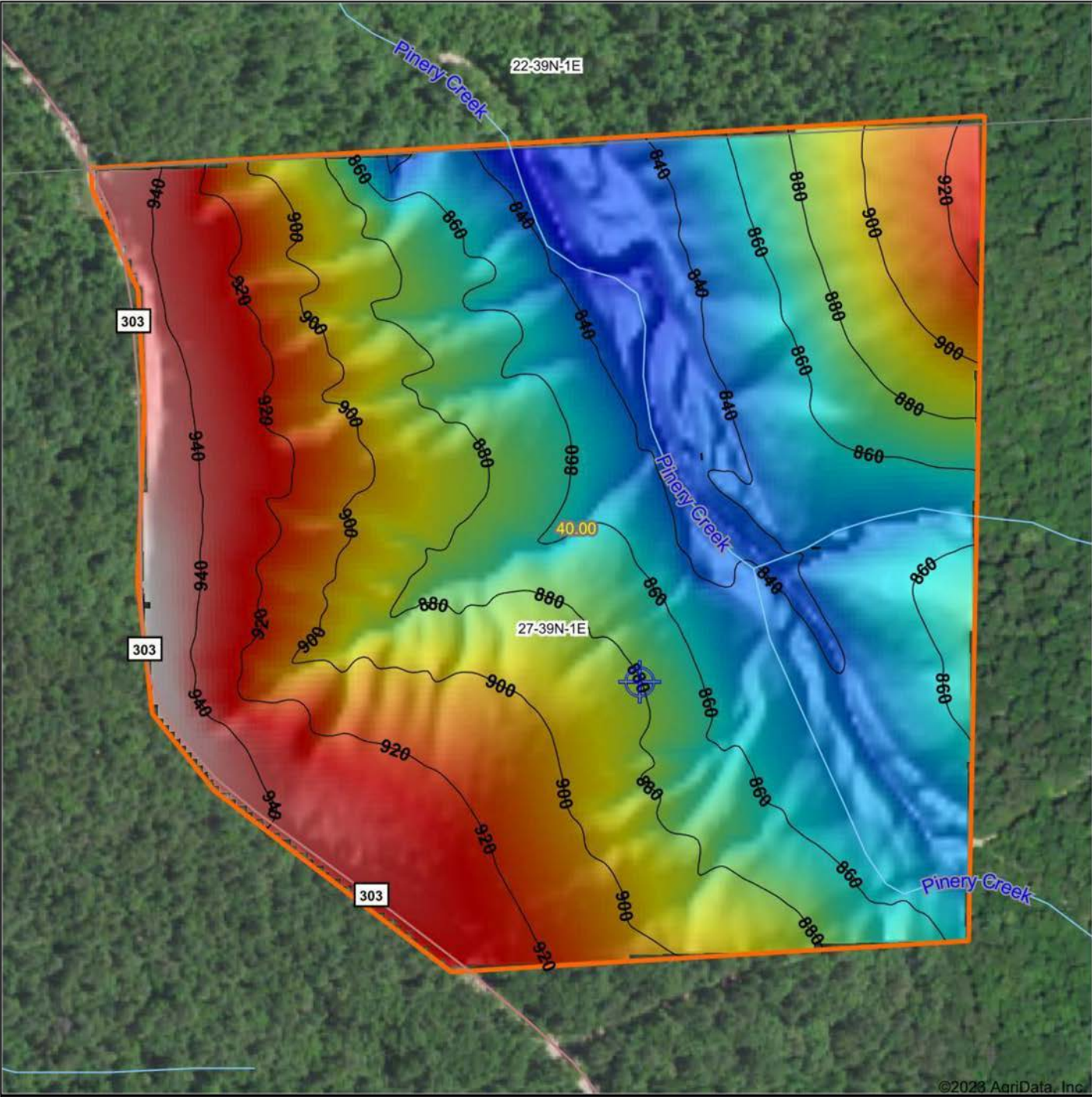


12/5/2023

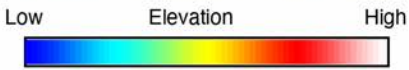
27-39N-1E  
Washington County  
Missouri

Boundary Center: 38° 5' 12.05, -90° 54' 27.94

# HILLSHADE MAP



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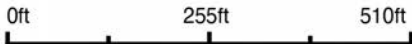


Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem  
 Interval(ft): 20  
 Min: 824.8  
 Max: 960.4  
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 Average: 883.2  
 Standard Deviation: 33.53 ft



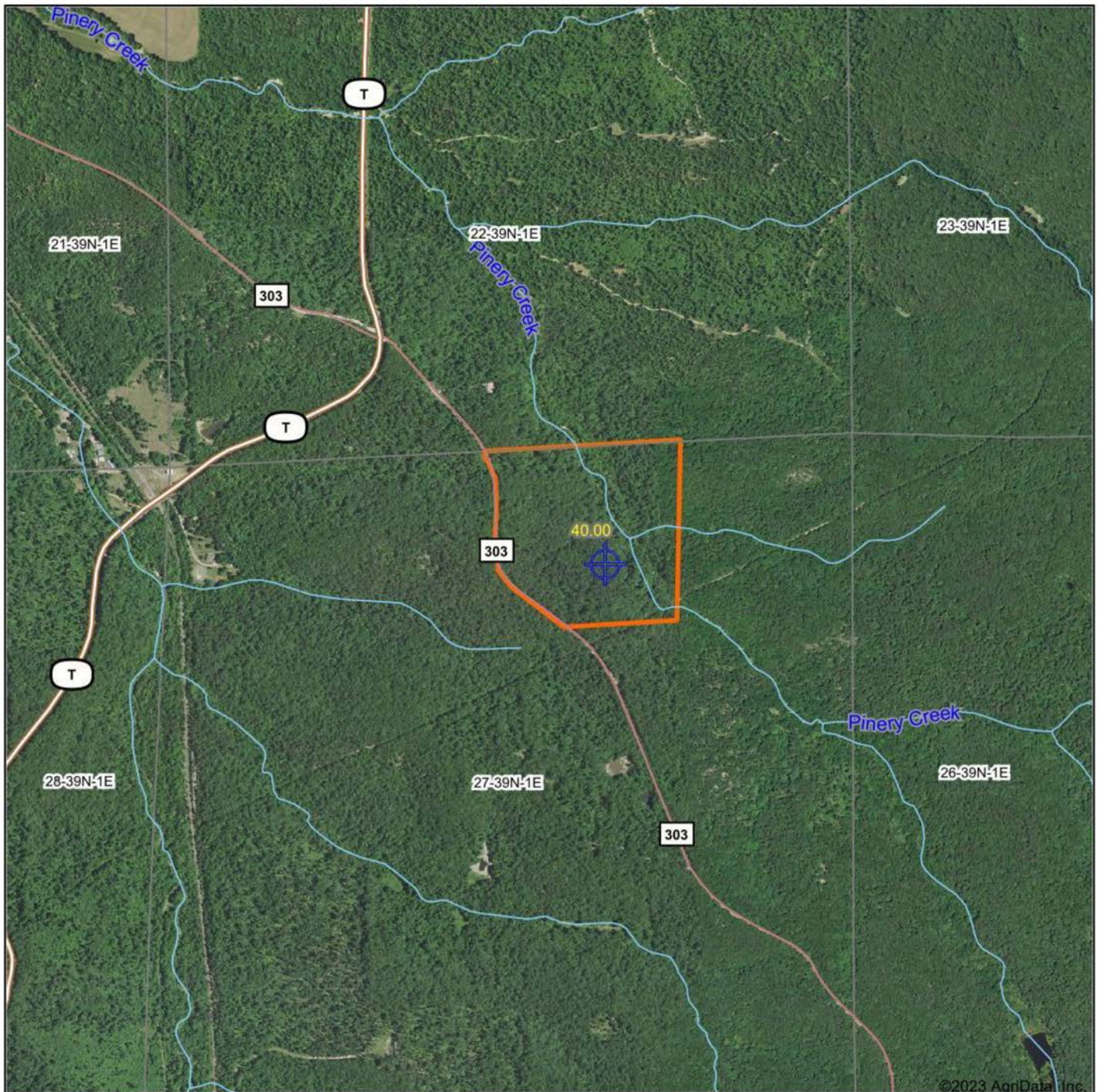
12/5/2023

**27-39N-1E**  
**Washington County**  
**Missouri**

Boundary Center: 38° 5' 12.05, -90° 54' 27.94



# OVERVIEW MAP



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Boundary Center: 38° 5' 12.05, -90° 54' 27.94



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**27-39N-1E**  
**Washington County**  
**Missouri**



12/5/2023

# AGENT CONTACT

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Clay Stansberry has an eye for seeing potential. Whether it be for specific hunting needs or a turnkey property, he can visualize all the exciting opportunities a piece of land can bring. Whether a client is buying their first hunting property or selling their family's century farm, he understands the emotional ties and commitment required, treating each situation personally as if it were his own investment.

Born in Moberly, Missouri, Clay had the fortune of growing up hunting on many farms in central and northeastern Missouri, giving him a solid understanding of what exactly to look for in a property. He attended Moberly Senior High School and earned an athletic scholarship to Columbia College. Clay served as an operations manager for 10 years, during which time he coached youth sports. Having spent his entire life surveying farms, he is fulfilling his passion of working with the outdoors as a land agent at Midwest Land Group.

Clay lives in the St. Louis area and, when not working, he's either bowhunting, fishing, or playing golf. If you're in the market to buy or sell and are looking for someone who's just as passionate about land as you, be sure to give Clay a call. He'll do everything it takes to ensure you're well-represented and that your transaction goes smoothly.



**CLAY STANSBERRY,**

LAND AGENT

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**MidwestLandGroup.com**

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