

MIDWEST LAND GROUP PRESENTS

51.7 ACRES IN

WASHINGTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WOODED ACREAGE LOADED WITH POTENTIAL

This wooded property consists of 51.7 +/- acres with road frontage off Bernice Road. It lays very nicely with multiple building locations to choose from. There is investment potential to further divide the acreage as well. The timber consists of a balanced mix of hardwoods and pines. A wet weather creek runs along the eastern boundary through a thicket in the bottom. Wildlife is plentiful in the area. Electric is available along Bernice

Road approximately 175 yards away. This property checks a lot of boxes with the amount of potential from investment to recreation to forever home. It is in a great location, being located 10 minutes from Bonne Terre, Missouri, and Potosi, Missouri. Don't miss this opportunity to enjoy the freedom and privacy of owning your own slice of Missouri countryside. Give me a call to schedule a showing at (636) 465-9445.



PROPERTY FEATURES

PRICE: **\$198,400** | COUNTY: **WASHINGTON** | STATE: **MISSOURI** | ACRES: **51.7**

- Great building locations
- Great investment property
- Recreation potential
- Electric available 175 yards away on Bernice Road
- Balanced timber stand
- Plenty of wildlife
- Wet weather creek
- 1 hour 15 minutes from St. Louis, MO
- 10 minutes to Bonne Terre, MO
- 10 minutes to Potosi, MO



51.7 +/- ACRES



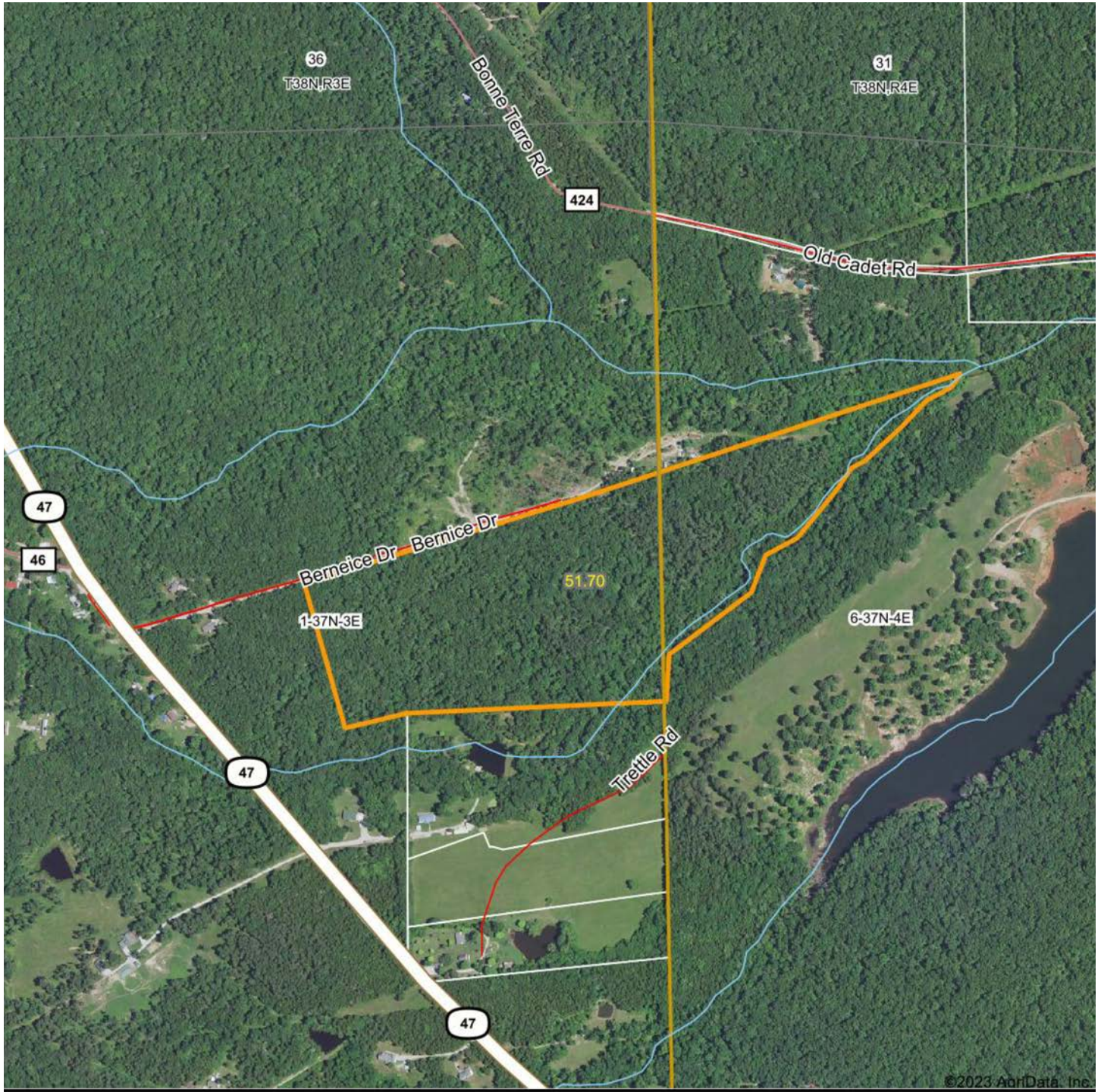
PLENTY OF WILDLIFE



GREAT BUILD SITES



AERIAL MAP



Boundary Center: 37° 57' 32.72, -90° 38' 30.79



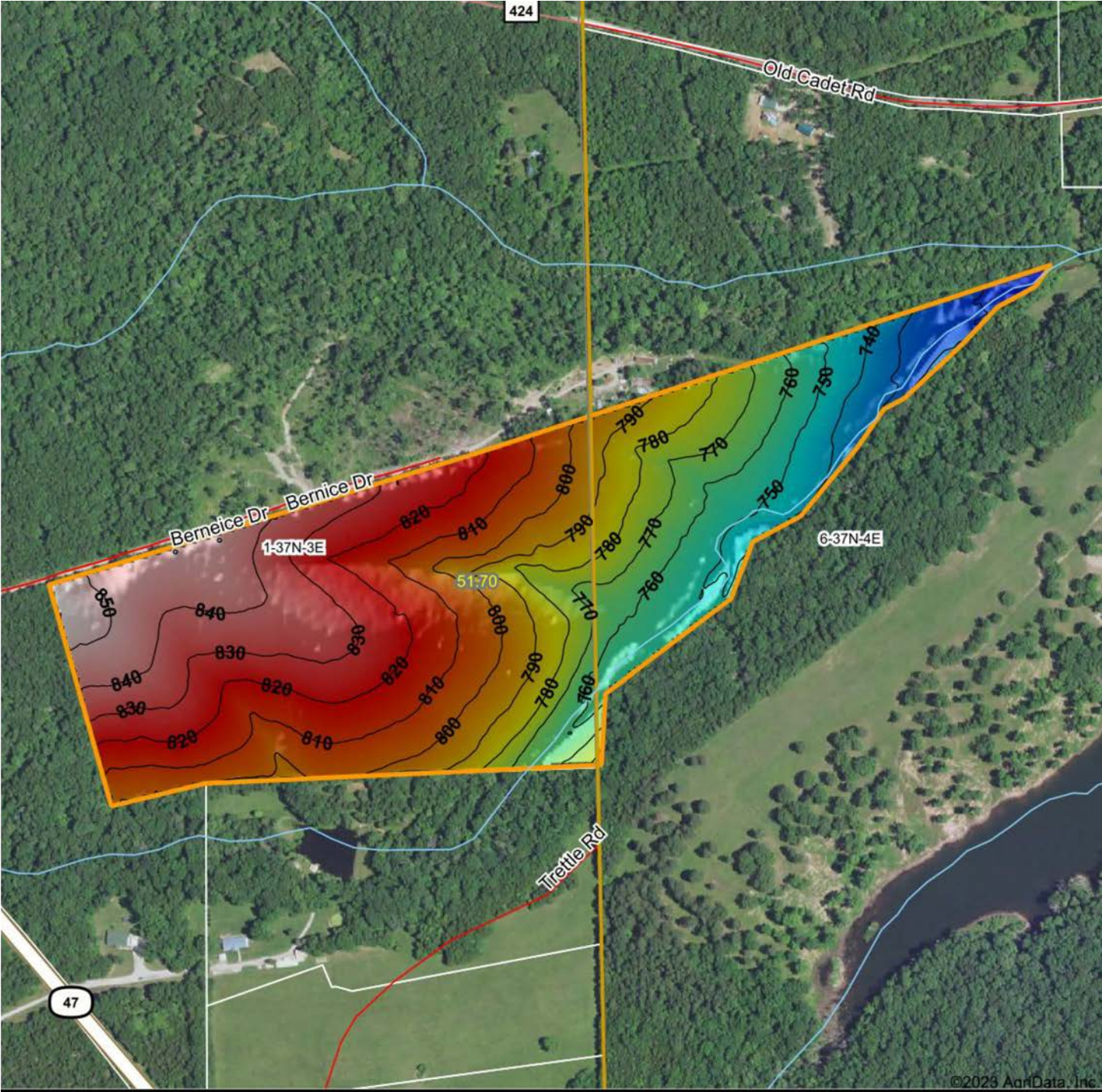
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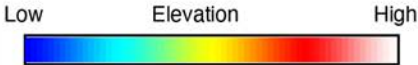
1-37N-3E
Washington County
Missouri



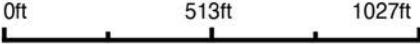
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 710.6
 Max: 856.6
 Range: 146.0
 Average: 797.0
 Standard Deviation: 33.33 ft



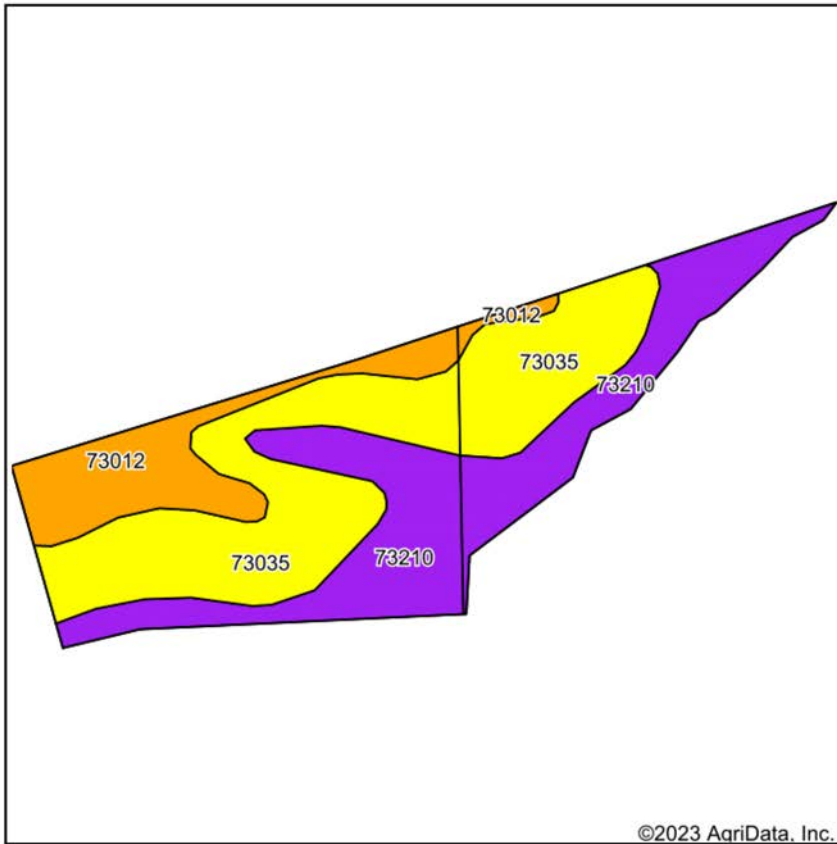
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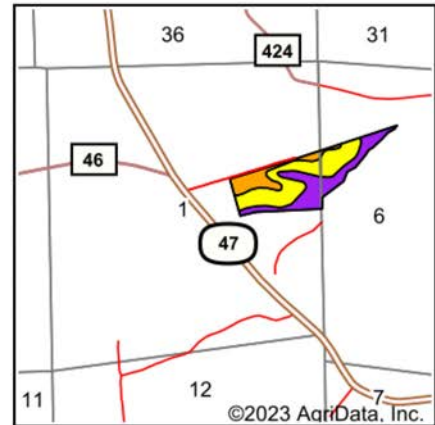
1-37N-3E
Washington County
Missouri

Boundary Center: 37° 57' 32.72, -90° 38' 30.79

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Washington**
 Location: **1-37N-3E**
 Township: **Breton**
 Acres: **51.7**
 Date: **11/20/2023**



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Area Symbol: MO187, Soil Area Version: 25
 Area Symbol: MO221, Soil Area Version: 27

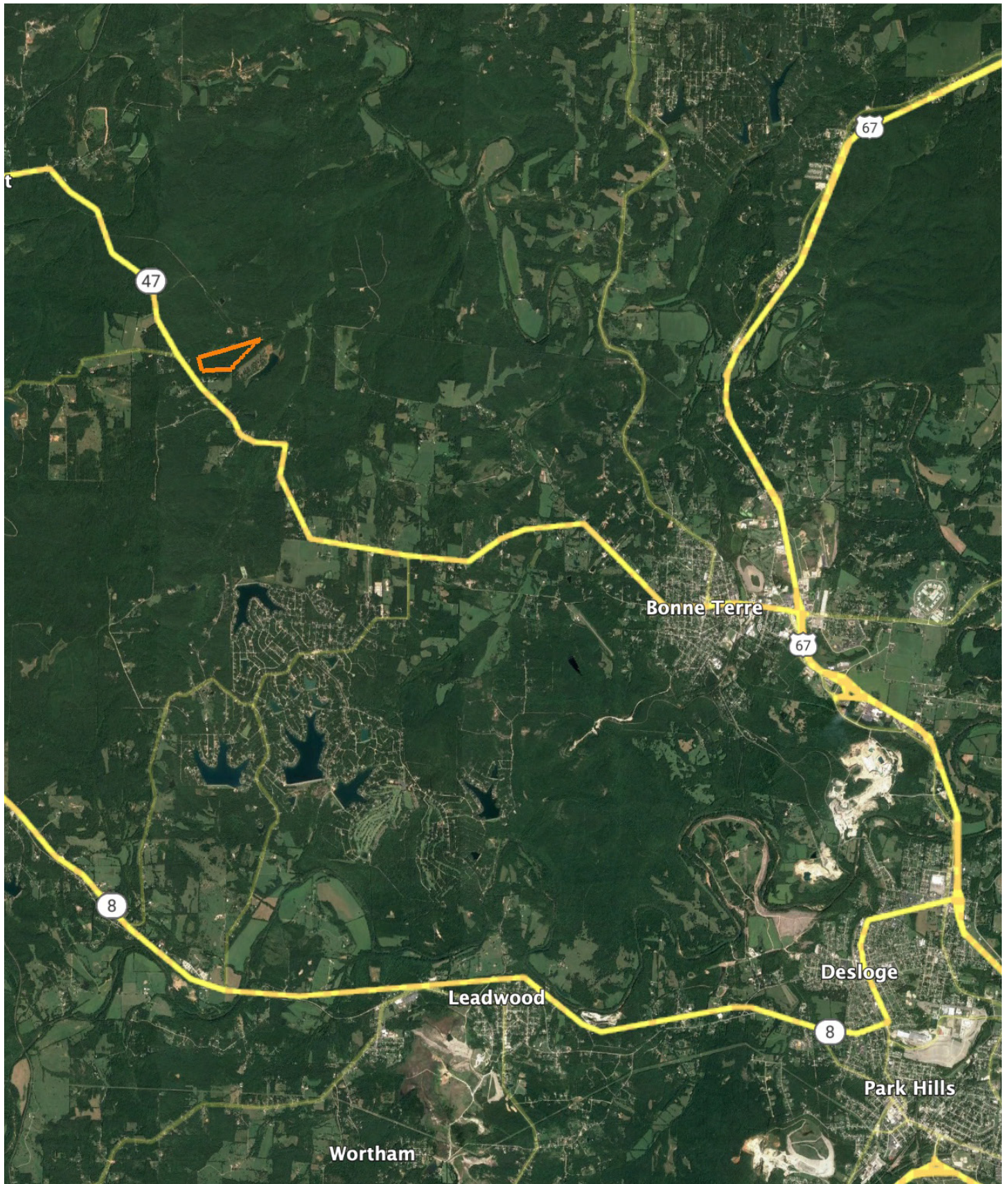
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
73035	Gravois silt loam, 8 to 15 percent slopes	16.36	31.6%		2.1ft. (Fragipan)	IVs	53	52	44	38	53	
73210	Goss very cobbly silt loam, 15 to 50 percent slopes, extremely stony	10.66	20.6%		> 6.5ft.	VIIs	9	9	2	2	7	
73012	Gravois silt loam, 3 to 8 percent slopes	8.35	16.2%		2.1ft. (Fragipan)	IIIIs	55	53	45	39	54	
73210	Goss very cobbly silt loam, 15 to 50 percent slopes, extremely stony	8.06	15.6%		> 6.5ft.	VIIs	9	9	2	2	7	
73035	Gravois silt loam, 8 to 15 percent slopes	7.78	15.0%		2.1ft. (Fragipan)	IVs	53	52	44	38	53	
73012	Gravois silt loam, 3 to 8 percent slopes	0.49	0.9%		2.1ft. (Fragipan)	IIIIs	55	53	45	39	54	
Weighted Average							4.55	*n 37.4	*n 36.6	*n 29	*n 25.1	*n 36.5

*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



AGENT CONTACT

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.



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