

MIDWEST LAND GROUP PRESENTS

53.5 ACRES IN

JEFFERSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

53 +/- ACRE PROPERTY IN PRIME LOCATION

This 53.5 +/- acre property is a nature lover's paradise in an incredible location just a few minutes outside Festus, Missouri. The property offers a perfect blend of natural beauty and stunning views, making it an ideal location for a rural residence or recreational retreat. The property has 950 feet of road frontage on State Road P, located in the Festus School District. The elevated ridge top provides panoramic views of the valley below and offers potential build sites for your dream home or weekend getaway. The land consists of a mixed balance of hardwood timber, cedar thickets, and glade, providing a diverse habitat for the abundant wildlife in the area.

From hunting to fishing this one checks a lot of boxes recreation-wise. While touring this property, I saw plenty of deer bedded in the thickets. There was an abundance of deer sign in all areas. The stocked 3.5 acre lake provides a perfect setup for fishing enthusiasts as well.

Don't miss out on an amazing opportunity to own a private retreat in this highly sought-after area near Festus, Missouri, and enjoy the best of both worlds: a peaceful country setting within minutes of food, shopping, and entertainment.



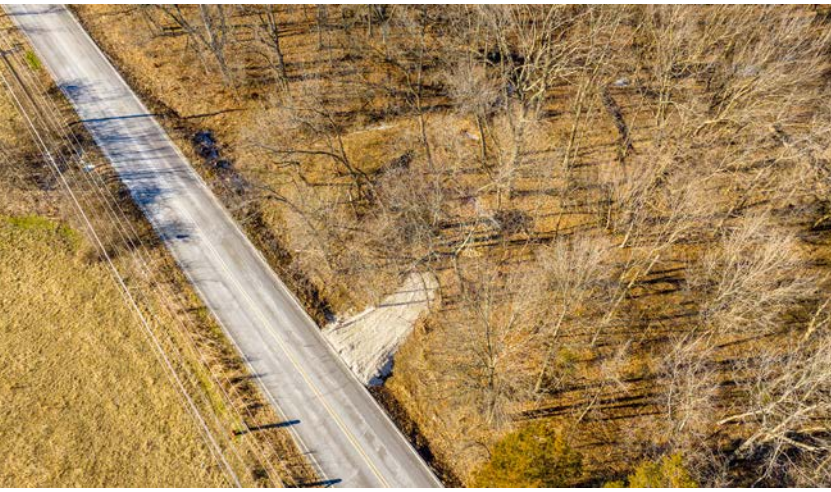
PROPERTY FEATURES

PRICE: **\$509,350** | COUNTY: **JEFFERSON** | STATE: **MISSOURI** | ACRES: **53.5**

- Great access from State Road P
- Build site potential
- Stunning views
- Incredible location
- 3.5 acre stocked lake
- Mix of timber and thickets
- Electricity available from multiple locations on property
- Strong deer numbers
- 3.5 miles from Festus, MO
- 35 minutes to St. Louis, MO



INCREDIBLE LOCATION



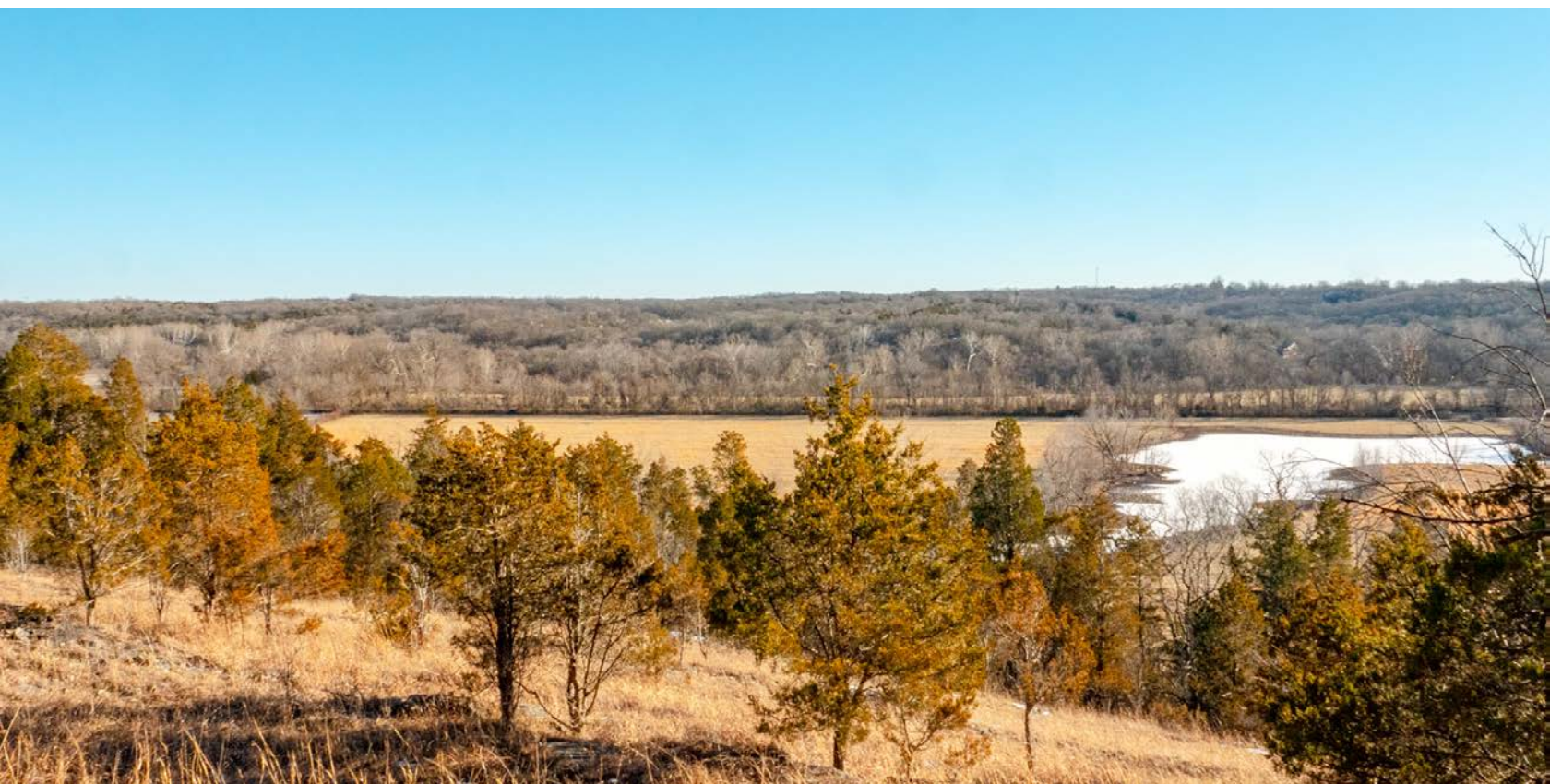
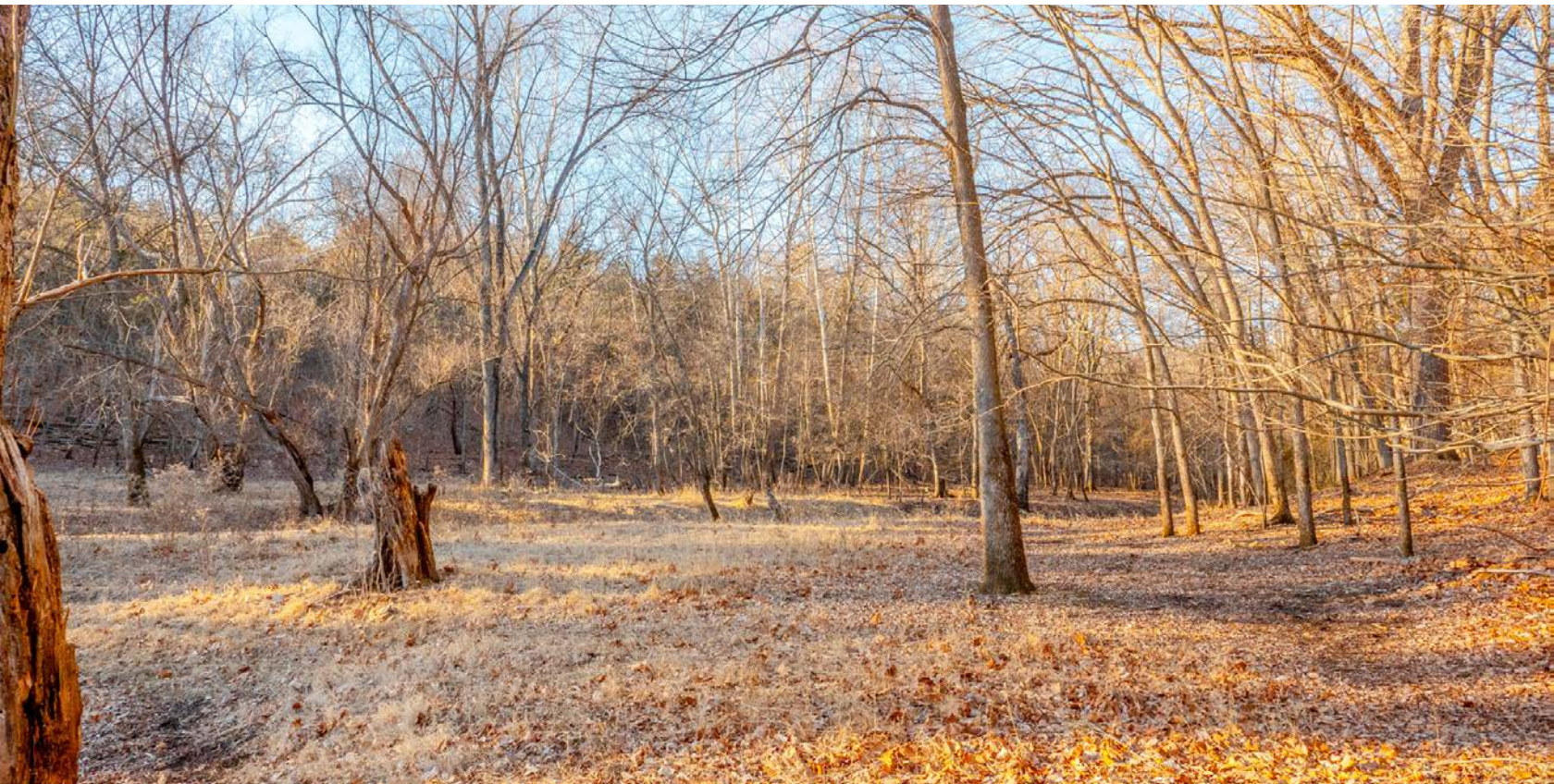
GREAT ACCESS FROM STATE ROAD P



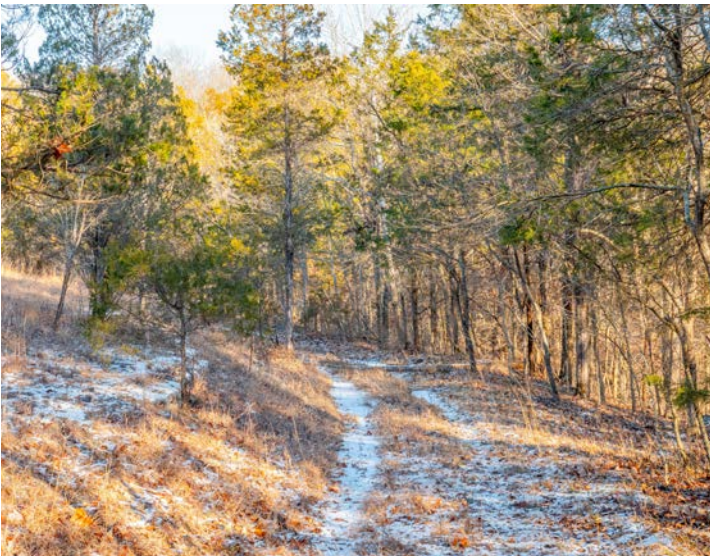
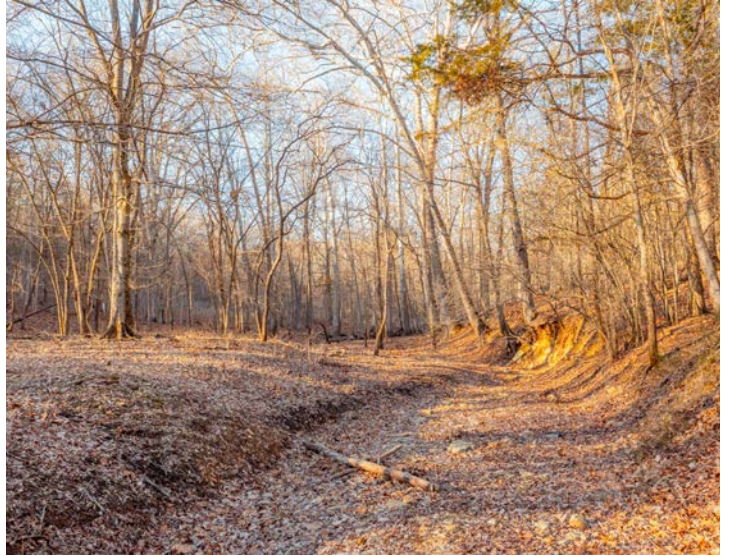
3.5 ACRE STOCKED LAKE



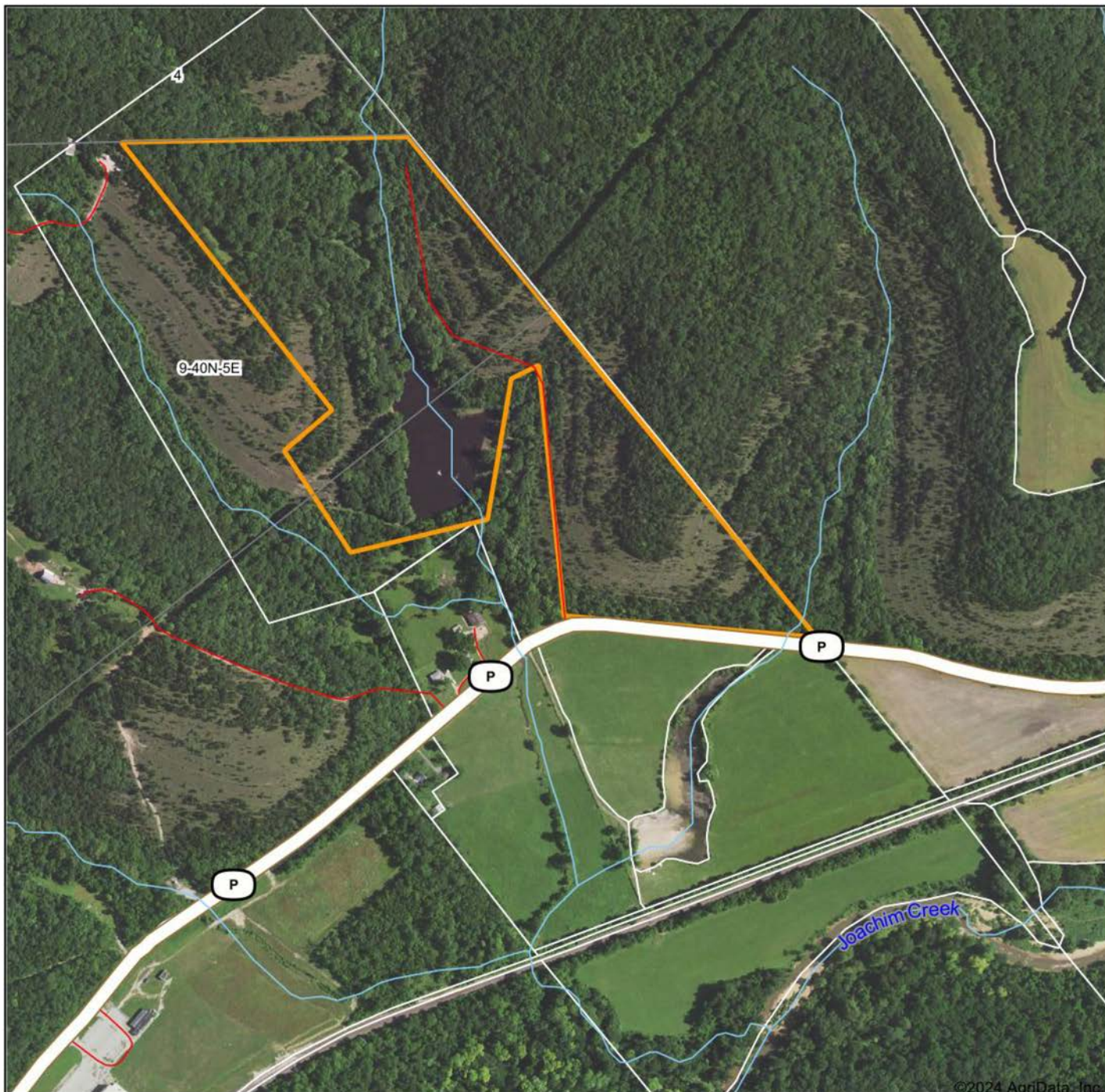
BUILD SITE POTENTIAL



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 12' 58.88, -90° 28' 15.83



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

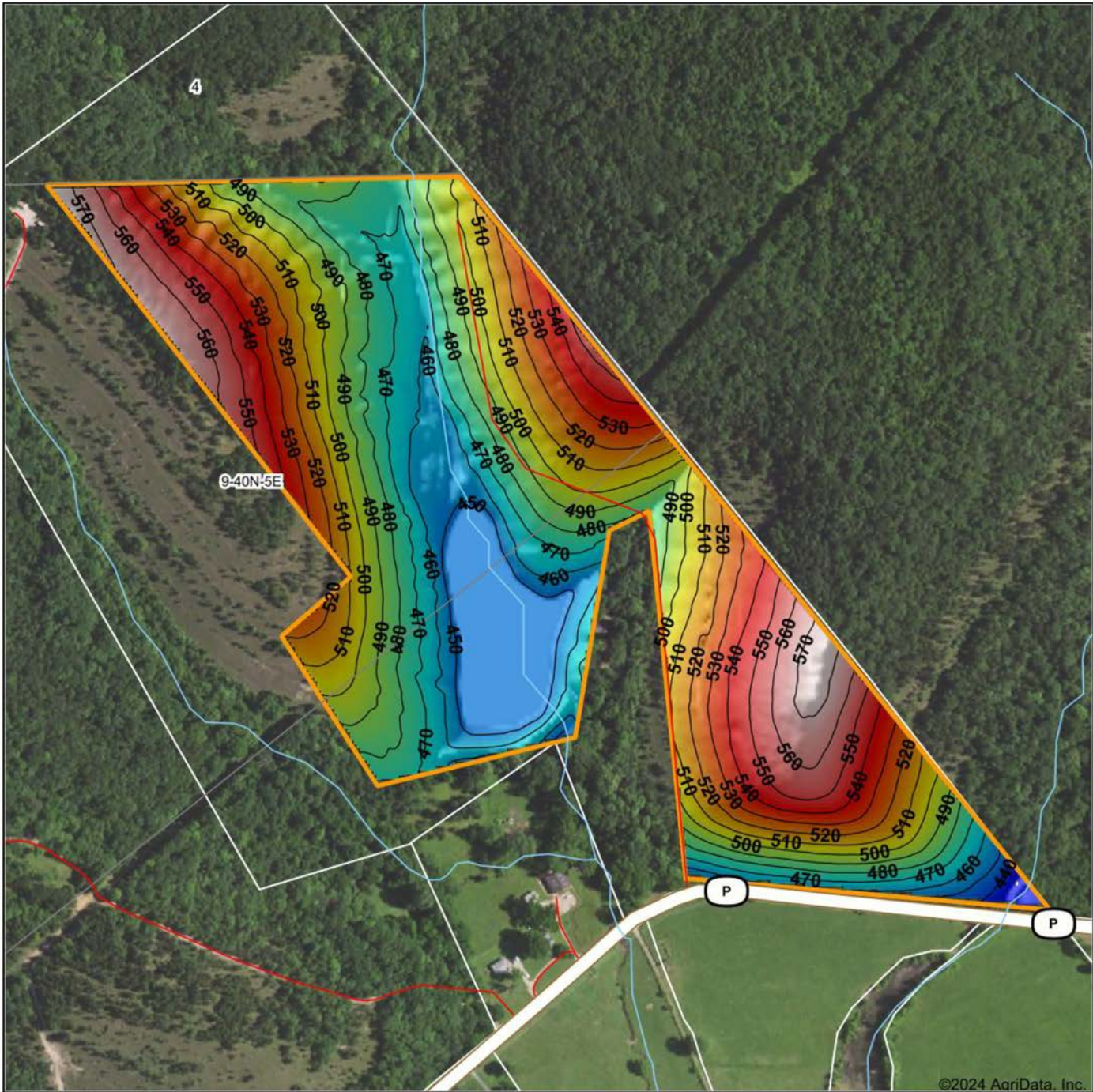
Jefferson County
Missouri



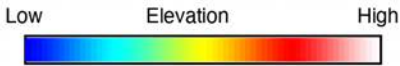
1/21/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



©2024 AgriData, Inc.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
Interval(ft): 10
Min: 430.2
Max: 575.6
Range: 145.4
Average: 501.1
Standard Deviation: 34.25 ft

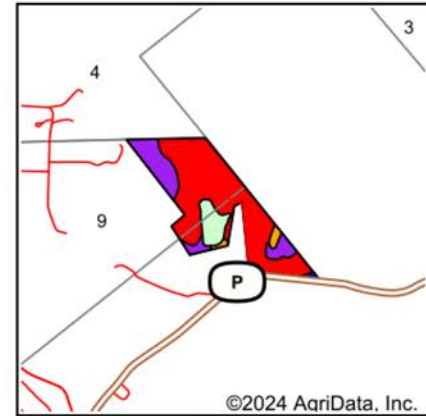
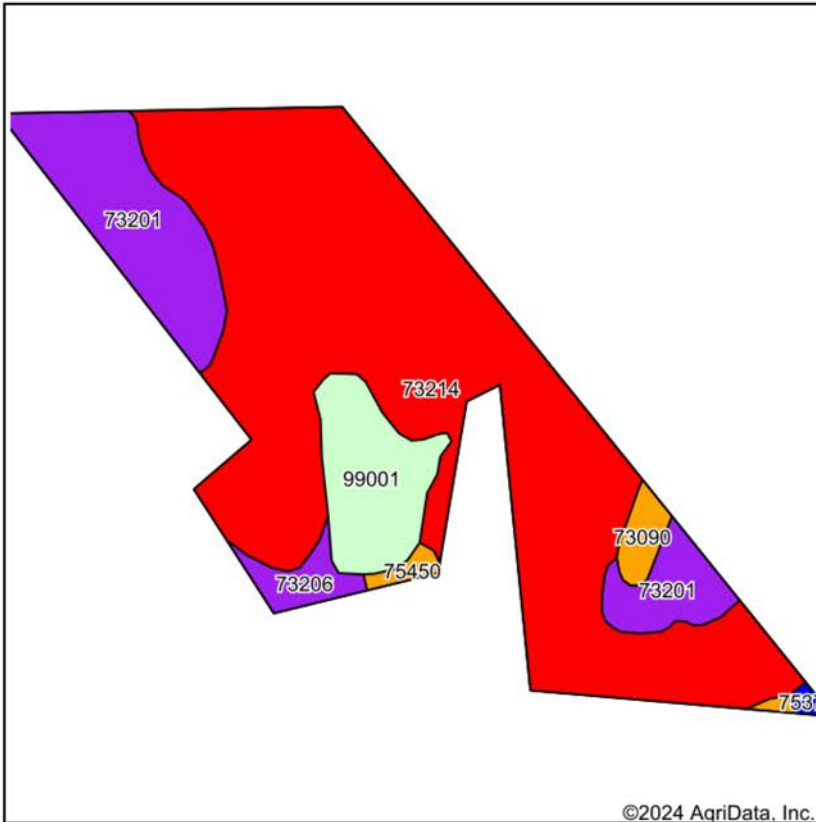


1/21/2024

**Jefferson County
Missouri**

Boundary Center: 38° 12' 58.88, -90° 28' 15.83

SOIL MAP



State: **Missouri**
 County: **Jefferson**
 Location: **38° 12' 52.2, -90° 28' 11.5**
 Township: **Joachim**
 Acres: **53.5**
 Date: **1/21/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

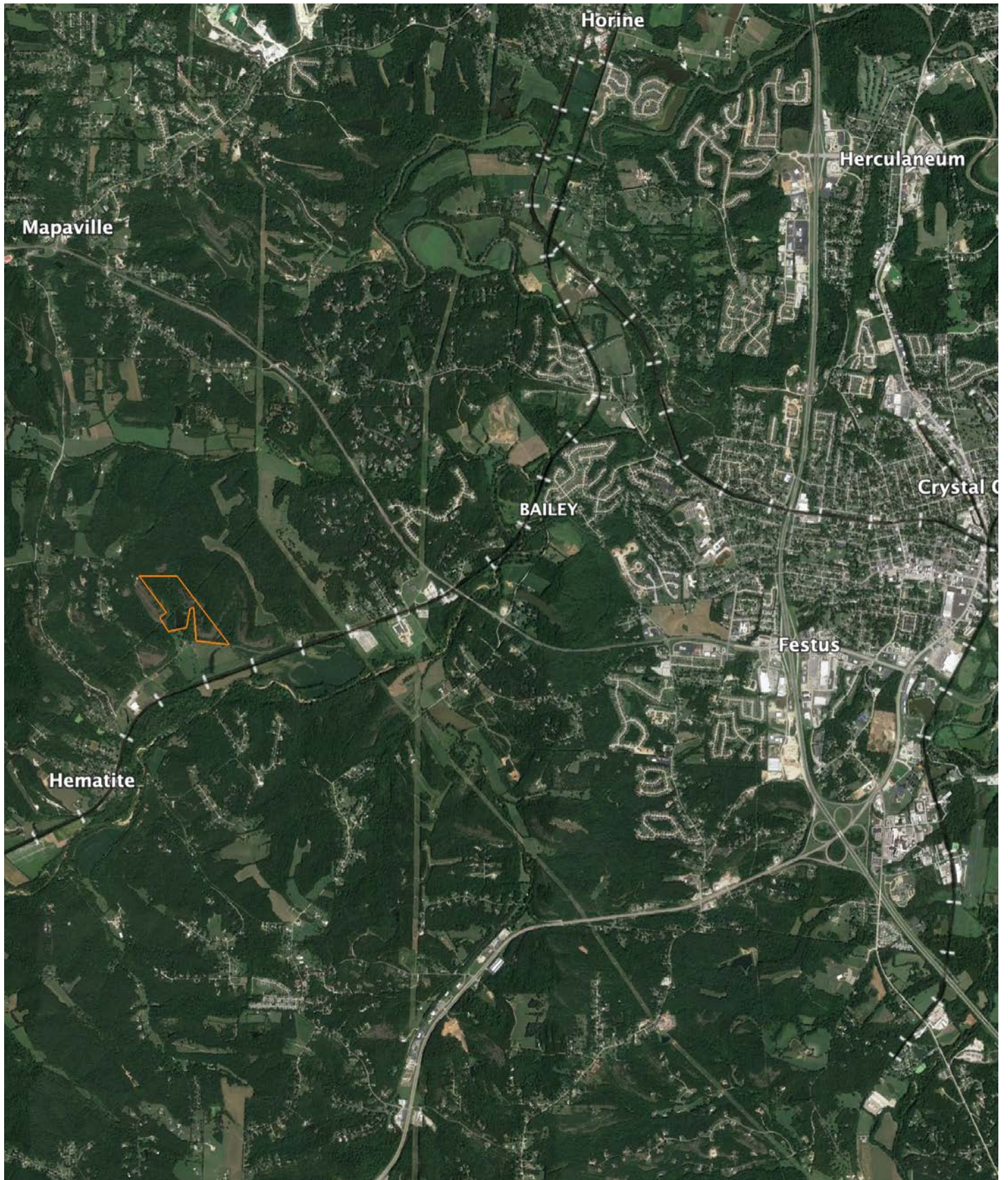


Soils data provided by USDA and NRCS.

Area Symbol: MO099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Corn Bu	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73214	Moko-Rock outcrop complex, 15 to 50 percent slopes, extremely stony	37.29	69.7%		0.8ft. (Lithic bedrock)	Vlls				4	4	1	
73201	Sonsac gravelly silt loam, 15 to 40 percent slopes, very stony	8.75	16.4%		2.6ft. (Lithic bedrock)	Vls				9	9	8	2
99001	Water	4.59	8.6%		> 6.5ft.								
73206	Useful silt loam, 15 to 40 percent slopes	1.24	2.3%		4.4ft. (Lithic bedrock)	Vlle				14	14	12	7
73090	Useful silt loam, 3 to 8 percent slopes	0.89	1.7%		3.7ft. (Paralithic bedrock)	llle				66	66	52	53
75450	Bloomsdale silt loam, 0 to 3 percent slopes, frequently flooded	0.40	0.7%		> 6.5ft.	lllw				74	73	62	62
75375	Horsecreek silt loam, 0 to 2 percent slopes, occasionally flooded	0.21	0.4%		> 6.5ft.	llw	5		2	88	82	75	75

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.



JASON STOKES, LAND AGENT
636.465.9445
JStokes@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.