

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

REYNOLDS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE RECREATIONAL PROPERTY BORDERING NATIONAL FOREST

This unrestricted 40 +/- acre property is a prime recreational getaway. Located in Bunker, Missouri, the tract is conveniently accessed by a maintained gravel easement road less than a 1/2 mile from Hwy TT and Bee Fork. The property borders a large expanse of National Forest ground on multiple sides providing additional hunting and outdoor opportunities. The land consists mostly of rolling timber ground with a mix of hardwoods and pines, the balance of forest and thickets on the

property provides wildlife bedding opportunities which only enhances the hunting. There is electric available at the property as well making it a perfect setup for a hunting camp or RV setup. Whether you are looking for a weekend getaway or an affordable hunting tract that has access to thousands of acres of national forest, this one is a must-see. Don't miss this opportunity to own your own slice of paradise in Bunker, Missouri. Contact Land Agent Jason Stokes today to schedule a showing!



PROPERTY FEATURES

PRICE: **\$88,000** | COUNTY: **REYNOLDS** | STATE: **MISSOURI** | ACRES: **40**

- Borders national forest on multiple sides
- Good access
- Great deer and turkey hunting
- Remote and secluded
- Electric available at property
- Great first-time land owner opportunity
- Good investment
- Many additional recreational opportunities nearby
- Unrestricted
- Affordable recreation property



40 +/- ACRES



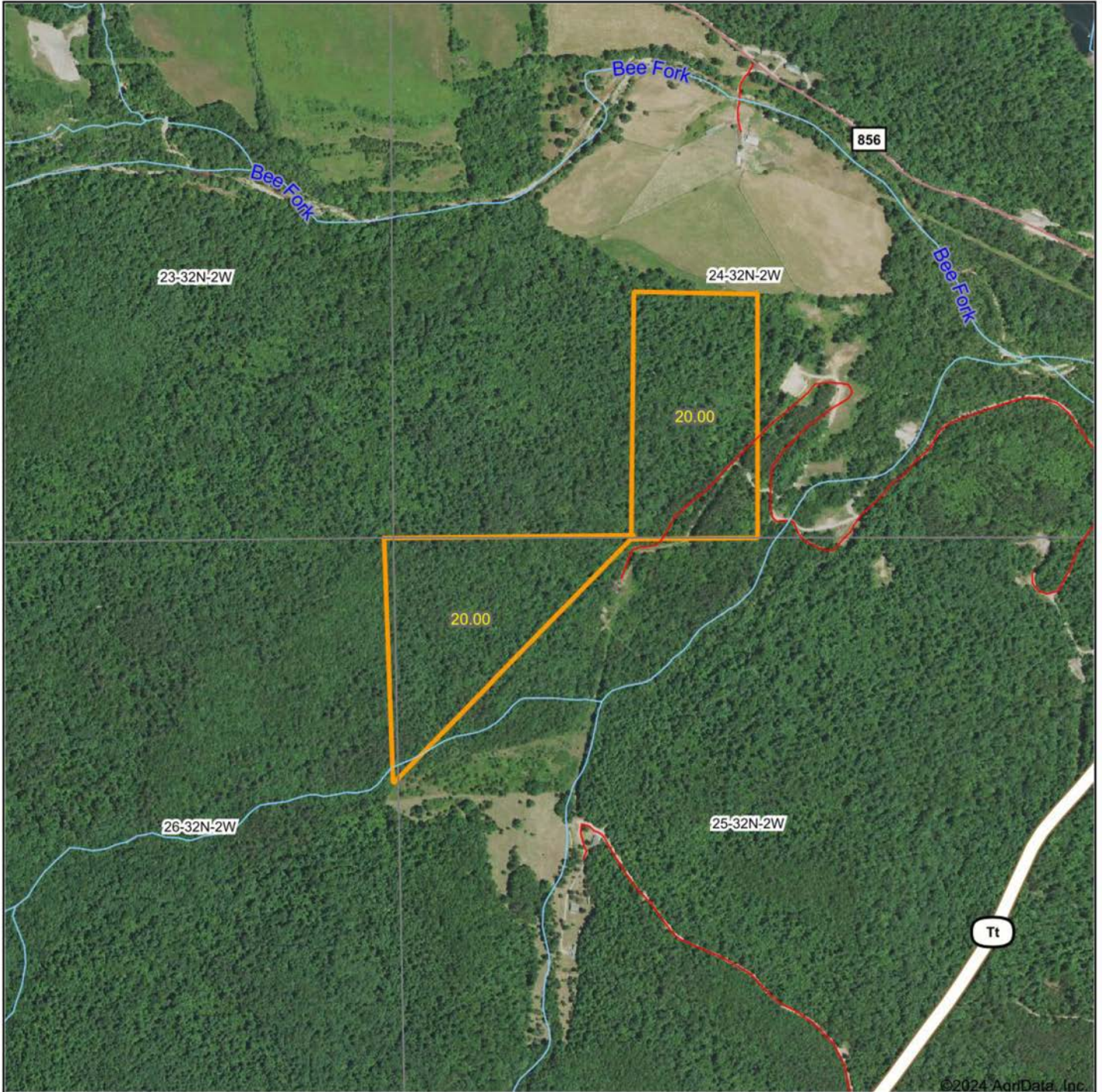
GREAT HUNTING



REMOTE & SECLUDED

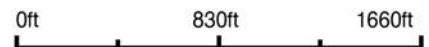


AERIAL MAP



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Boundary Center: 37° 26' 34.37, -91° 7' 4



Maps Provided By:



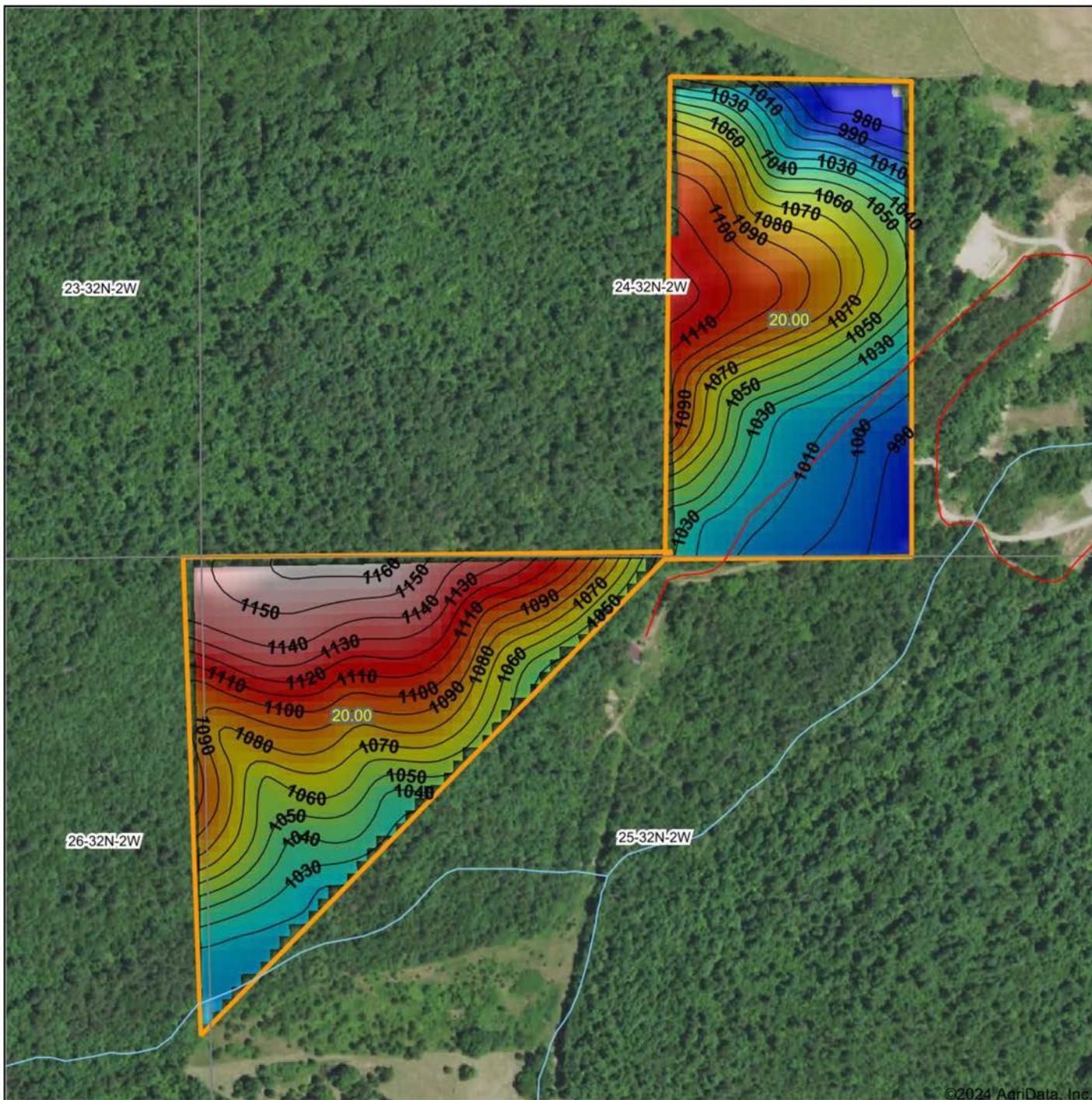
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24-32N-2W
Reynolds County
Missouri



1/30/2024

HILLSHADE MAP



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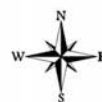


Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 977.6
 Max: 1,163.9
 Range: 186.3
 Average: 1,068.1
 Standard Deviation: 45.77 ft

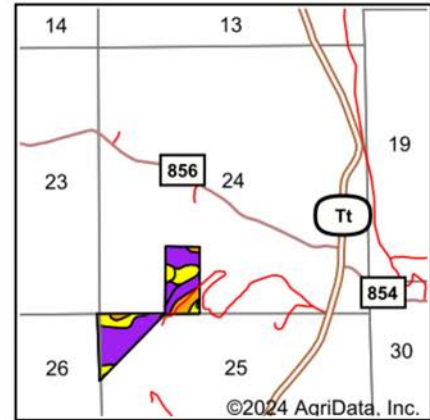


1/30/2024

24-32N-2W
Reynolds County
Missouri

Boundary Center: 37° 26' 34.37, -91° 7' 4

SOIL MAP



State: **Missouri**
 County: **Reynolds**
 Location: **25-32N-2W**
 Township: **Carroll**
 Acres: **40**
 Date: **1/30/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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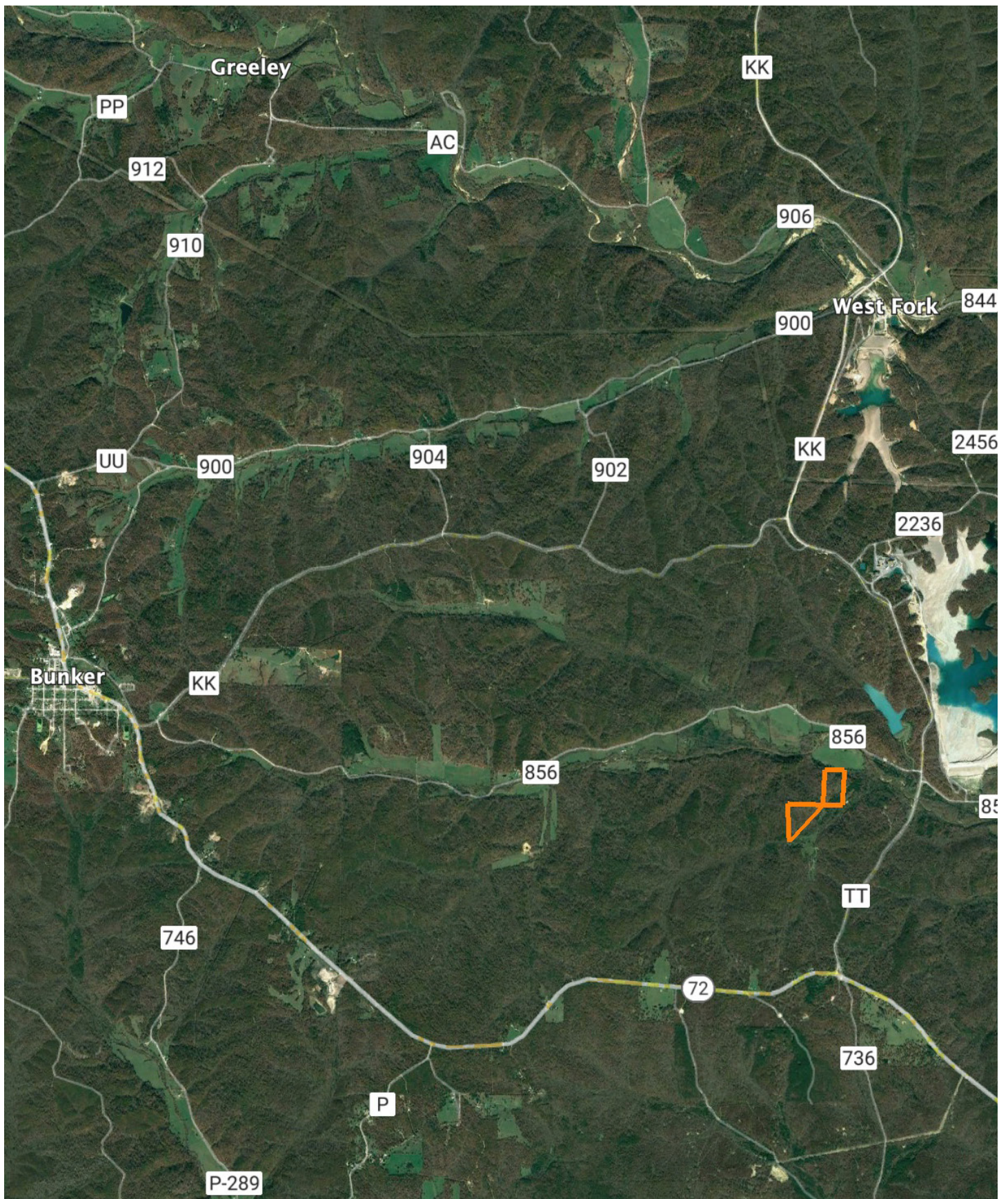


Soils data provided by USDA and NRCS.

Area Symbol: MO179, 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
73223	Coulstone-Bender complex, 15 to 50 percent slopes, very stony	15.85	39.6%		2.6ft. (Lithic bedrock)	VIs	7	7	6	2
73140	Clarksville-Scholten complex, 15 to 45 percent slopes, very stony	9.15	22.9%		2.8ft. (Fragipan)	VIs	15	15	12	7
73311	Scholten-Bendavis-Poynor complex, 8 to 15 percent slopes	4.88	12.2%		1.7ft. (Fragipan)	IVe	40	37	33	26
73335	Hobson-Rueter complex, 3 to 8 percent slopes	3.65	9.1%		2.2ft. (Fragipan)	IIIe	54	51	45	42
73139	Poynor-Clarksville-Scholten complex, 8 to 15 percent slopes, stony	3.17	7.9%		2ft. (Strongly contrasting textural stratification)	IVs	48	46	41	35
75409	Relfe sandy loam, 0 to 3 percent slopes, occasionally flooded	1.82	4.6%		> 6.5ft.	IVw	40	40	36	24
73298	Tonti-Hogcreek complex, 3 to 8 percent slopes	0.77	1.9%		1.7ft. (Fragipan)	IIIe	44	43	37	30
75426	Gabriel silt loam, 0 to 3 percent slopes, rarely flooded	0.51	1.3%		> 6.5ft.	IIIw	88	88	78	79
75417	Relfe-Sandbur complex, 0 to 2 percent slopes, frequently flooded	0.14	0.4%		> 6.5ft.	IVw	48	48	38	33

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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