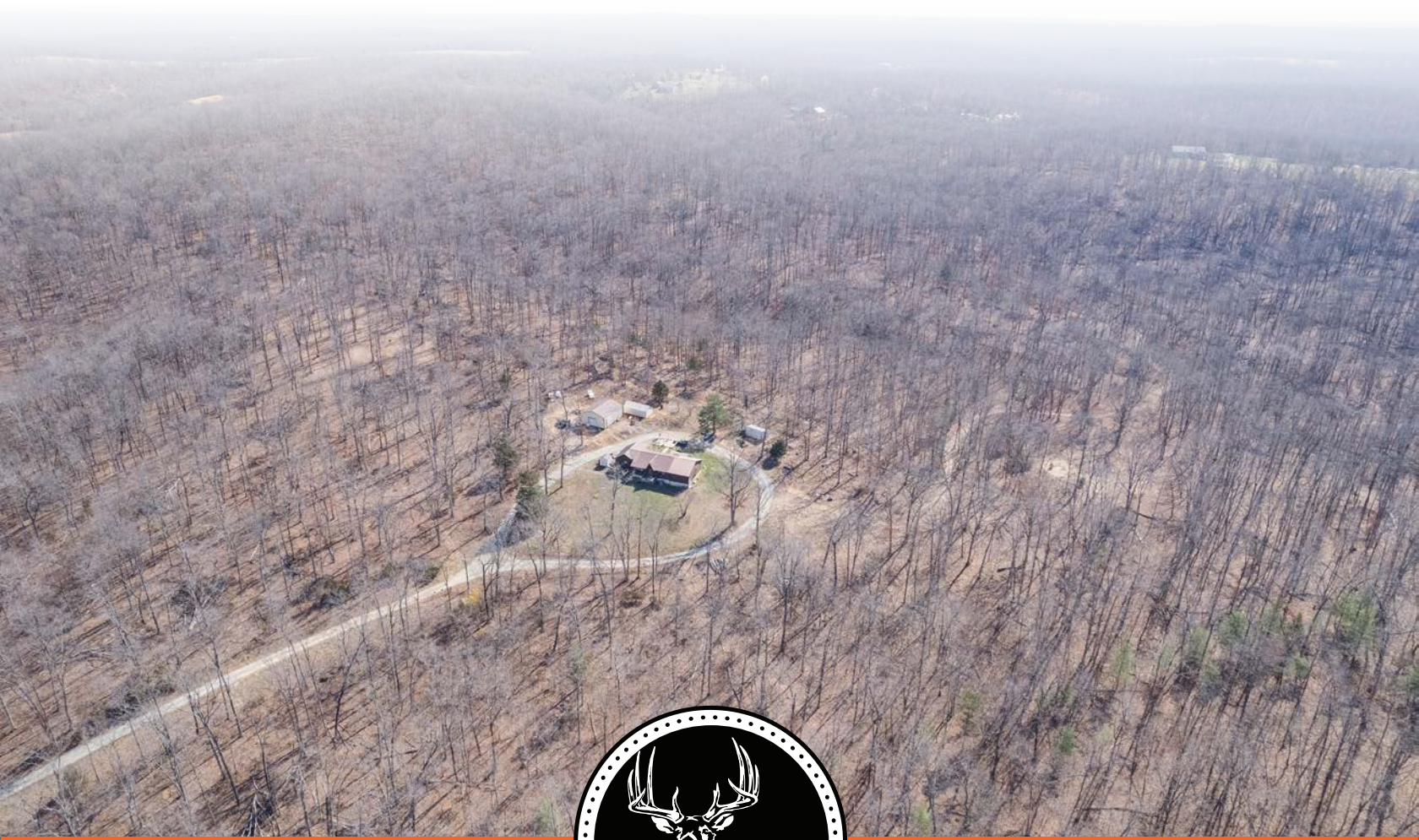


MIDWEST LAND GROUP PRESENTS

60 ACRES IN

MADISON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED HOME ON ACREAGE

Looking for a private country retreat yet minutes from town? You will want to check out this secluded rustic home on acreage. Located in Fredericktown, Missouri, this 2 bed, 2 bath log home sits on 60 +/- wooded acres. The home offers over 1,600 sq. ft. of living space with an open floor plan, a huge living room/dining room combination, a split bedroom plan, a nice master suite with a walk-in closet, and an oversized master bath with a jetted tub and separate shower. There is a partial basement with washer and dryer hook-ups with outside access. The home has newer electric

central AC and heat installed. Outside the home, you will find a practical and functional setup including a 24'x30' 2 car detached garage, a chicken house, and a concrete patio out back for your family gatherings. The wooded acreage is perfect for nature and outdoor enthusiasts alike. There is an existing trail system that winds through the property leading to multiple secluded food plot locations. These food plots tucked away in the timber make the perfect hunting setup to draw in whitetail and turkey that call this property home.



PROPERTY FEATURES

PRICE: **\$335,000** | COUNTY: **MADISON** | STATE: **MISSOURI** | ACRES: **60**

- Secluded location
- Close proximity to town
- Wooded acreage
- Great hunting
- Existing trail system
- Multiple food plot locations
- Newer central AC/heat
- Detached garage
- 1.5 hours from St. Louis
- 20 minutes to Farmington, MO



2 BED, 2 BATH HOME



GREAT HUNTING



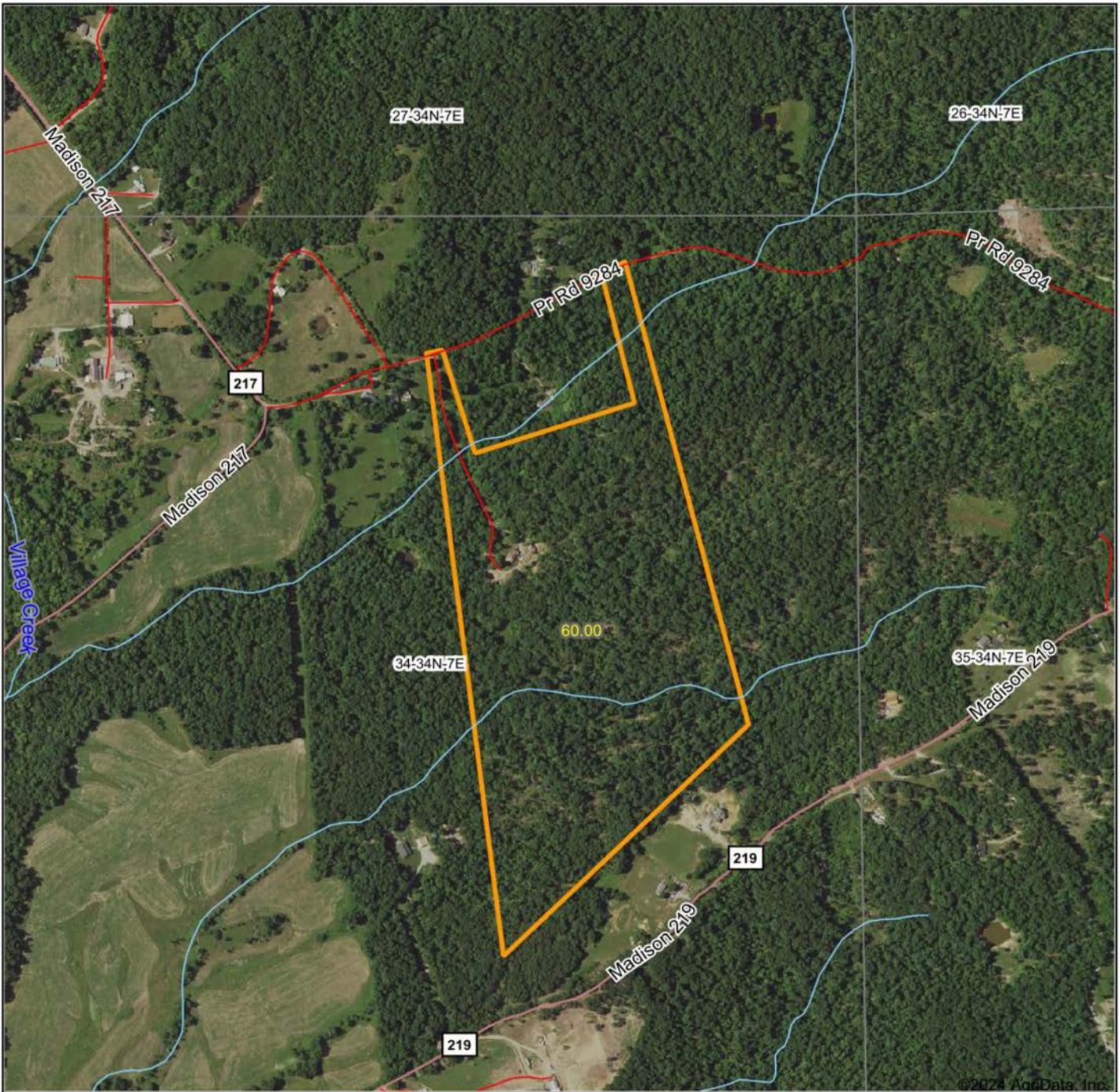
WOODED ACREAGE



EXISTING TRAIL SYSTEM



AERIAL MAP



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Boundary Center: 37° 36' 25.2, -90° 14' 30.7



Maps Provided By:



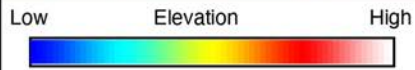
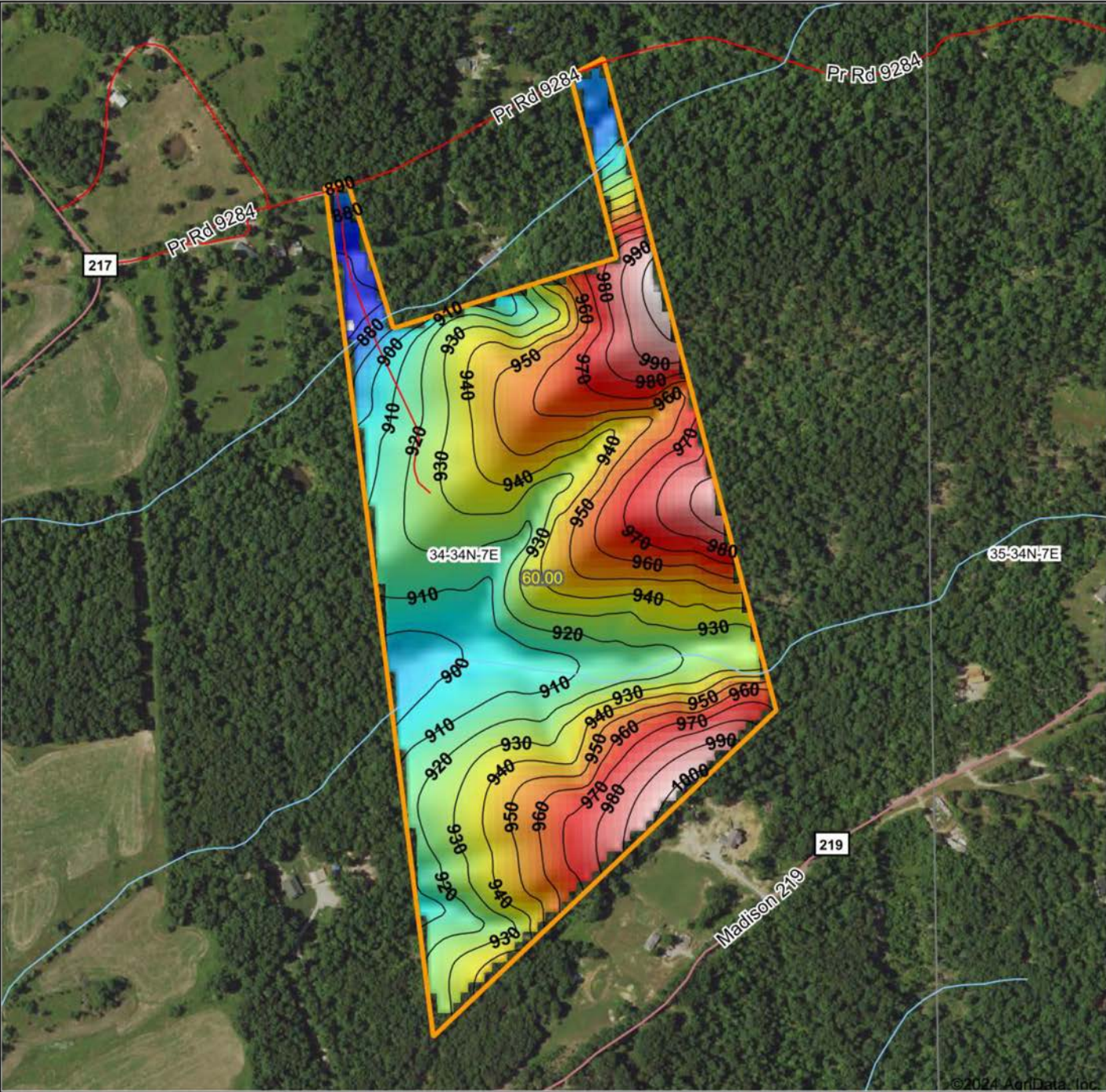
CUSTOMIZED ONLINE MAPPING
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34-34N-7E
Madison County
Missouri



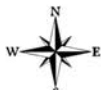
3/13/2024

HILLSHADE MAP



Maps Provided By:
surety
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 867.1
 Max: 1,007.5
 Range: 140.4
 Average: 938.2
 Standard Deviation: 28.54 ft



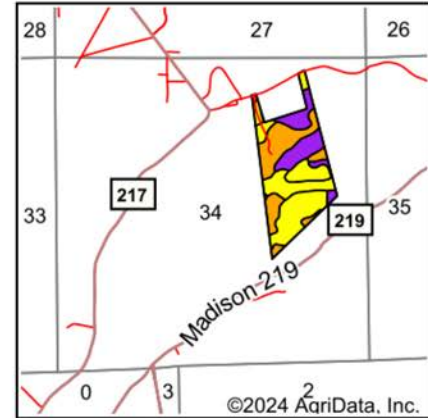
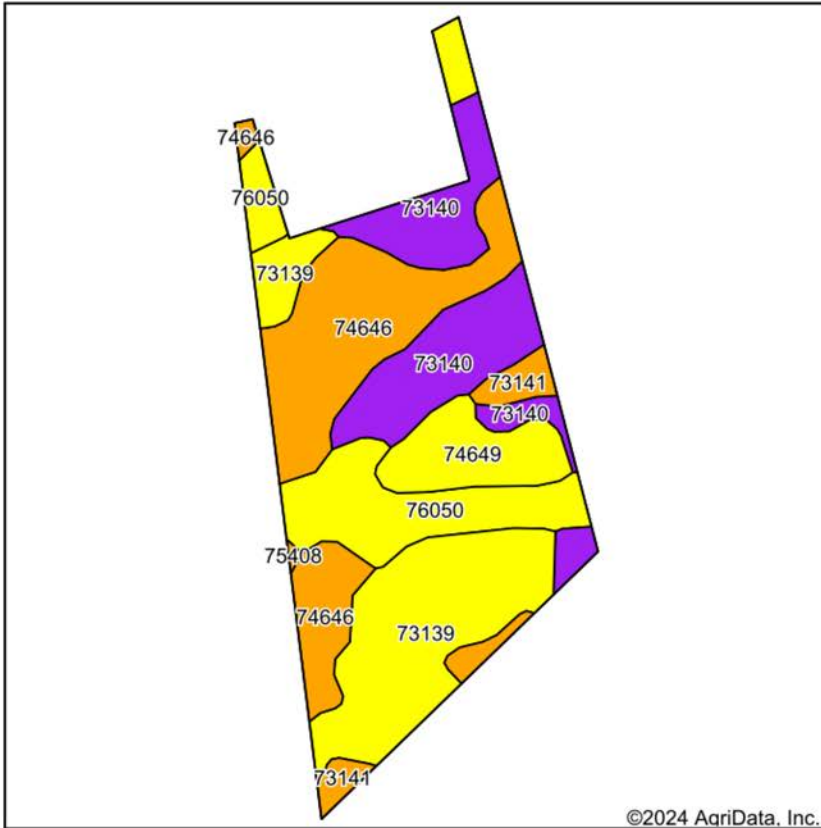
3/13/2024

34-34N-7E
Madison County
Missouri

Boundary Center: 37° 36' 25.2, -90° 14' 30.7

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SOIL MAP



State: **Missouri**
 County: **Madison**
 Location: **34-34N-7E**
 Township: **Mine La Motte**
 Acres: **60**
 Date: **3/13/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

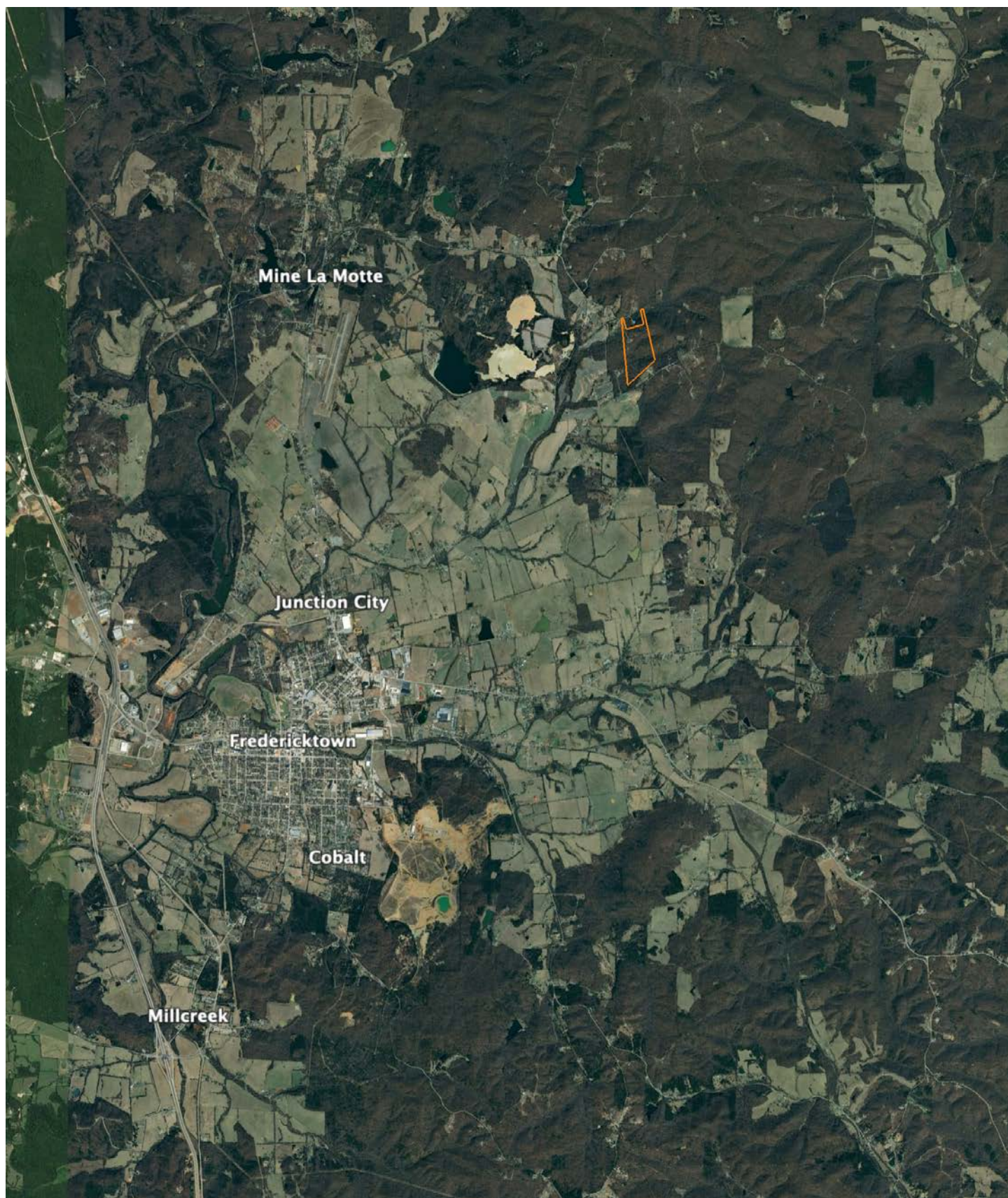
Area Symbol: MO123, Soil Area Version: 27

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
74646	Cornwall silt loam, 3 to 8 percent slopes	15.13	25.2%		2.1ft. (Fragipan)	IIIc	62	62	57	48
73139	Poynor-Clarksville-Scholten complex, 8 to 15 percent slopes, stony	14.47	24.1%		2ft. (Strongly contrasting textural stratification)	IVc	48	46	41	35
73140	Clarksville-Scholten complex, 15 to 45 percent slopes, very stony	12.85	21.4%		2.8ft. (Fragipan)	VIc	15	15	12	7
76050	Tilk very gravelly coarse sandy loam, 1 to 3 percent slopes, rarely flooded	9.98	16.6%		> 6.5ft.	IVc	52	52	44	35
74649	Aslinger-Waben complex, 3 to 15 percent slopes	4.92	8.2%		1.7ft. (Fragipan)	IVc	51	47	42	35
73141	Firebaugh silt, 3 to 8 percent slopes	2.55	4.2%		1.7ft. (Fragipan)	IIIc	45	43	38	32
75408	Secesh silt loam, 0 to 2 percent slopes, rarely flooded	0.10	0.2%		> 6.5ft.	IIIc	80	72	63	61
Weighted Average						4.13	*n 45.3	*n 44.4	*n 39.3	*n 32.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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
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