

MIDWEST LAND GROUP PRESENTS

23.5 ACRES IN

SCOTT COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILDABLE TRACT WITH PRIME HUNTING

This 23.545 acre surveyed tract is the perfect size offering endless opportunities. Whether you are looking for a prime buildable lot or a fantastic small starter hunting property you don't want to miss out on this one. The property is located in Scott County, Missouri with great access directly from County Highway 301. Situated in the Mississippi River hills,

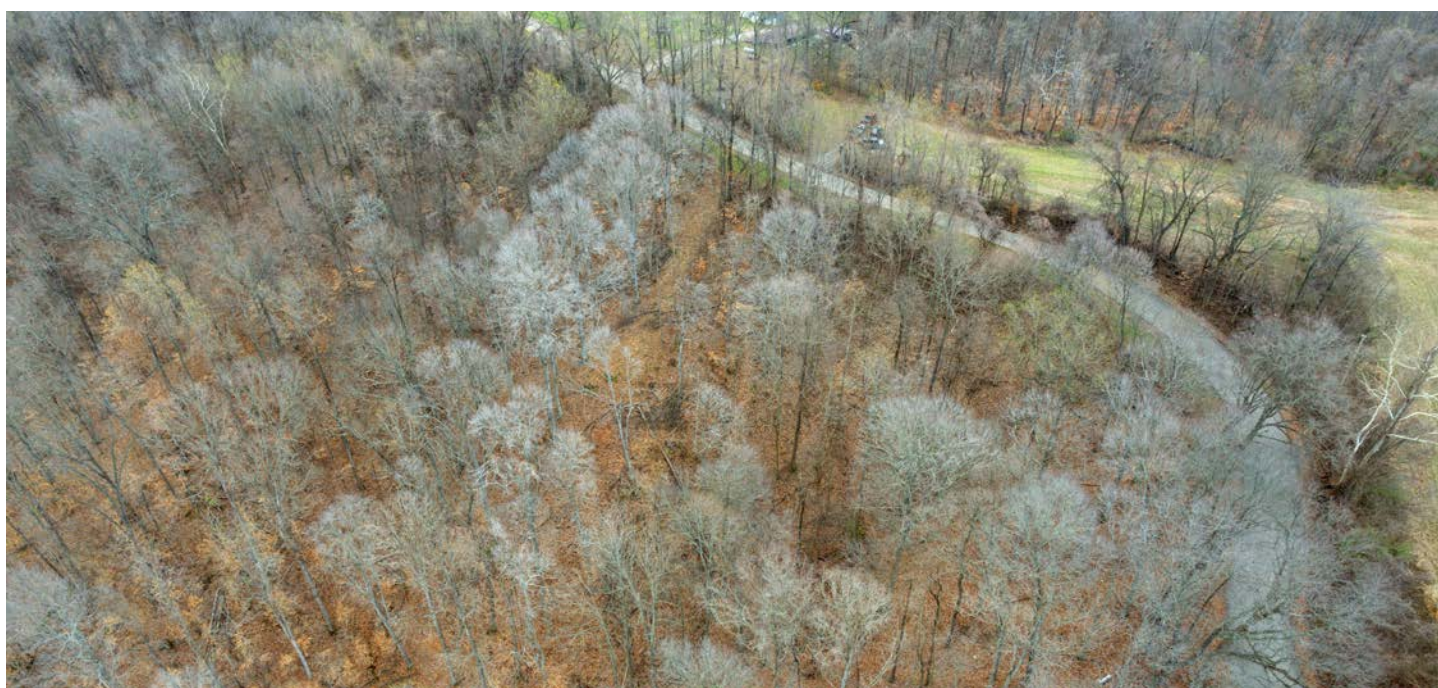
this tract lays well with open buildable locations and the remainder in timbered draws and creek bottom. Electricity is available at the County Highway frontage. Looking for additional acreage? There is an additional 23.528 acre tract (adjoining) available to purchase as well. Call Land Agent Jason Stokes to schedule your private showing today!



PROPERTY FEATURES

PRICE: **\$235,450** | COUNTY: **SCOTT** | STATE: **MISSOURI** | ACRES: **23.5**

- Paved County Road 301 frontage (1000 ft)
- Recent survey
- Tillable ground potential as well
- Buildable location
- Prime hunting
- Creek bottom
- Recreational opportunities
- Electricity available at road frontage
- 15 minutes from Cape Girardeau
- 2 hours from St. Louis, MO



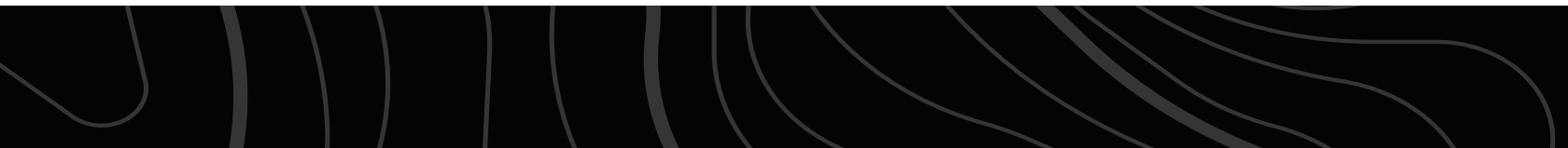
PRIME HUNTING



BUILDABLE LOCATION



TILLABLE GROUND POTENTIAL



AERIAL MAP



Boundary Center: 37° 14' 6.88, -89° 29' 34.68



Maps Provided By:



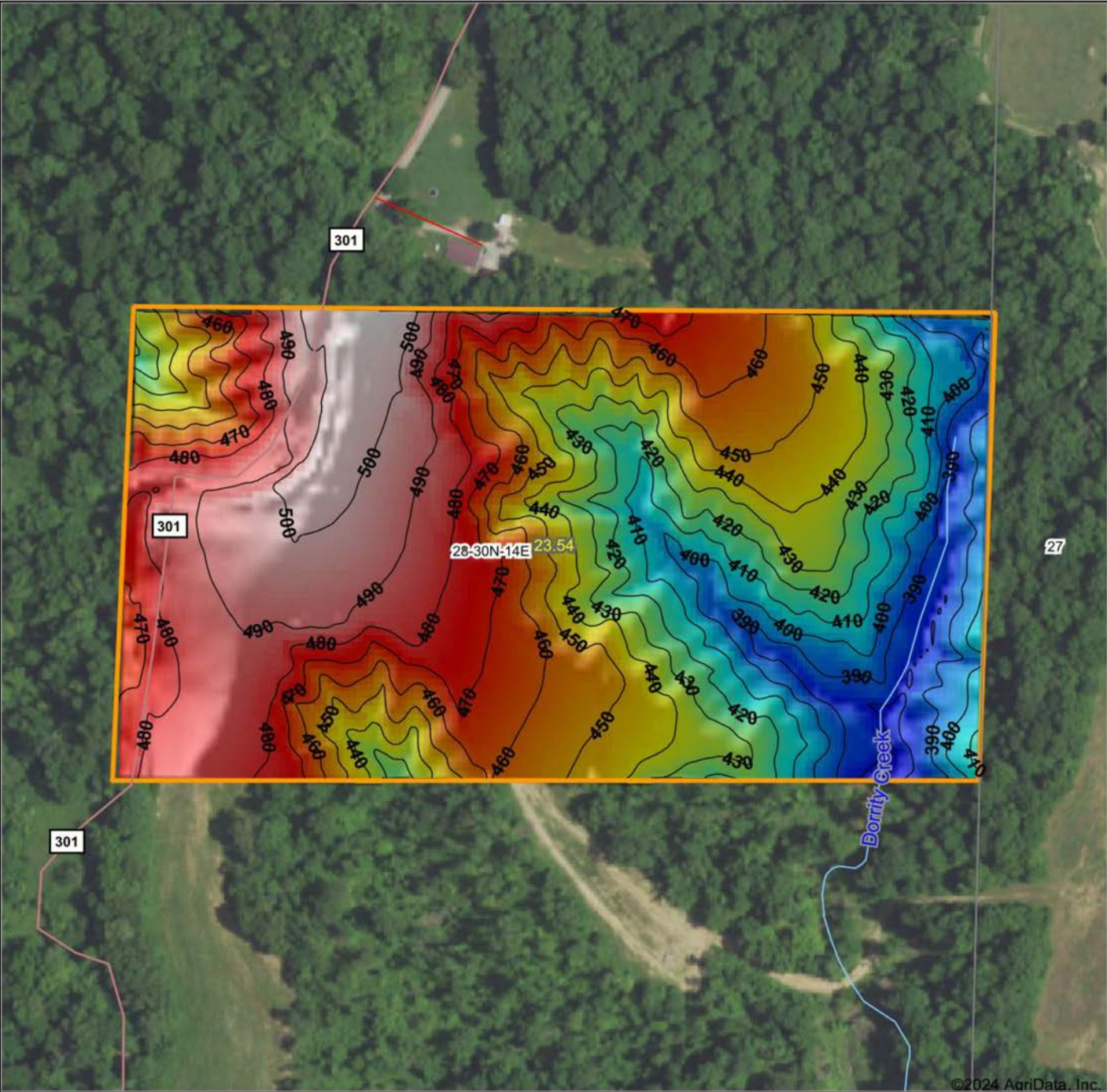
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28-30N-14E
Scott County
Missouri

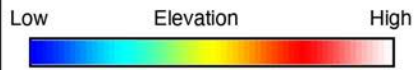


3/10/2024

HILLSHADE MAP

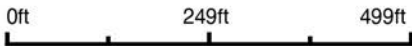


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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 376.8
 Max: 506.5
 Range: 129.7
 Average: 449.4
 Standard Deviation: 34.48 ft

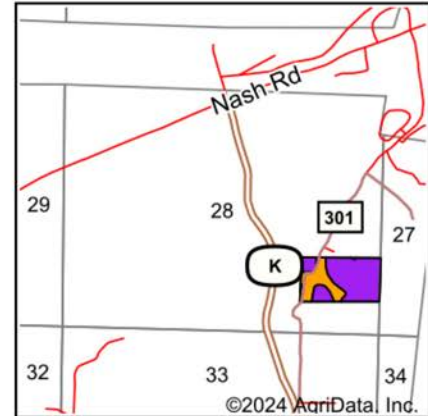


3/10/2024

28-30N-14E
Scott County
Missouri

Boundary Center: 37° 14' 6.88, -89° 29' 34.68

SOIL MAP



State: **Missouri**
 County: **Scott**
 Location: **28-30N-14E**
 Township: **Kelso**
 Acres: **23.54**
 Date: **3/10/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: MO201, Soil Area Version: 26

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
90021	Memphis silt loam, 15 to 35 percent slopes, severely eroded	16.99	72.2%		> 6.5ft.	VIIe	17	16	14	8
90017	Memphis silt loam, 3 to 8 percent slopes	6.55	27.8%		> 6.5ft.	IIIe	82	67	68	70
Weighted Average						5.89	*n 35.1	*n 30.2	*n 29	*n 25.3

*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.



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