

MIDWEST LAND GROUP PRESENTS

86 ACRES IN

WASHINGTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PASTURE/TIMBER COMBO FARM IN WASHINGTON COUNTY, MISSOURI

This 86 +/- acre property is conveniently located off Highway 21 in Cadet, Missouri. The farm is fenced and currently used for cattle. The property consists of 20 +/- acres of pasture ground with 3 ponds and the remaining balance in hardwood timber. The gently rolling topography along with an existing trail system throughout most of the timber

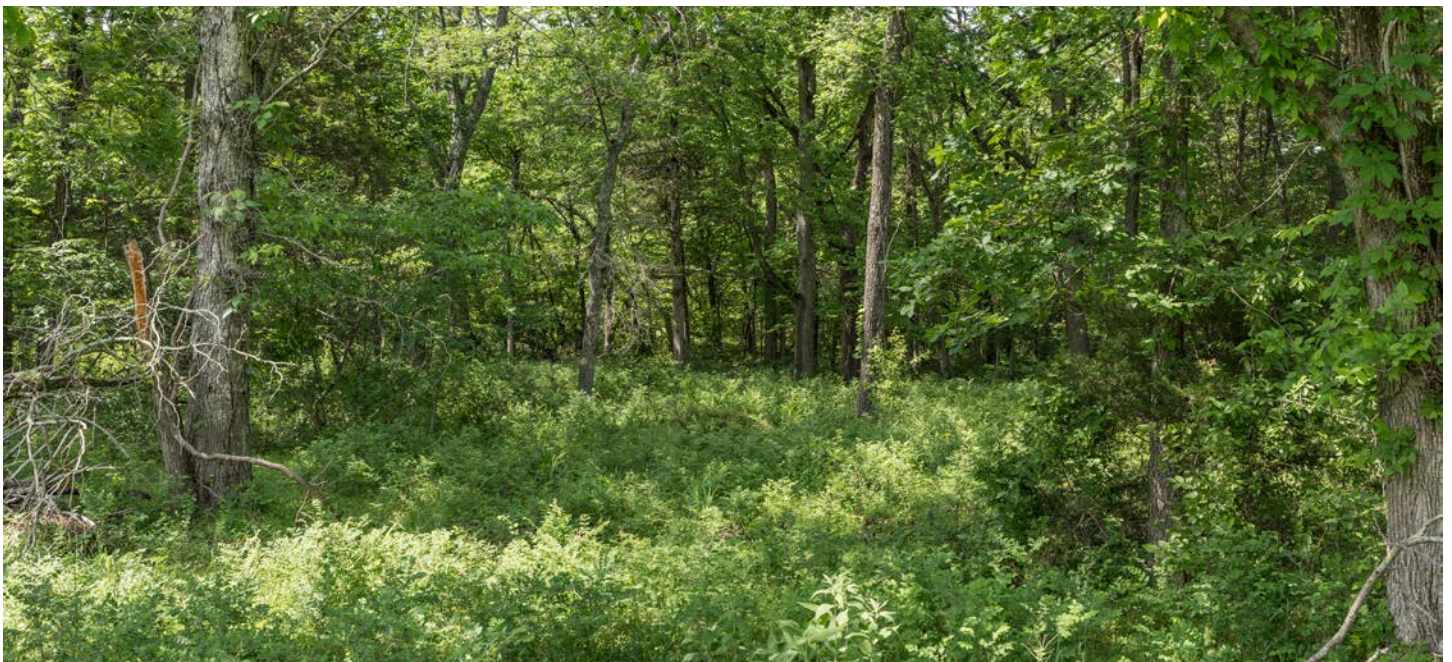
section make the property very usable. This farm boasts great access with blacktop Highway 21 frontage on the east, Bequette Road on the northeast, and Rock Hill Road along the west boundary. Electricity is close as well at multiple places on the property. Whether you want to hunt, build, or run livestock this farm is ready for all of the above.



PROPERTY FEATURES

PRICE: **\$325,000** | COUNTY: **WASHINGTON** | STATE: **MISSOURI** | ACRES: **86**

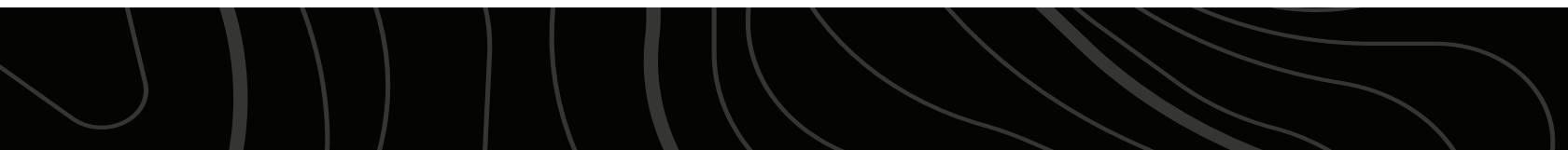
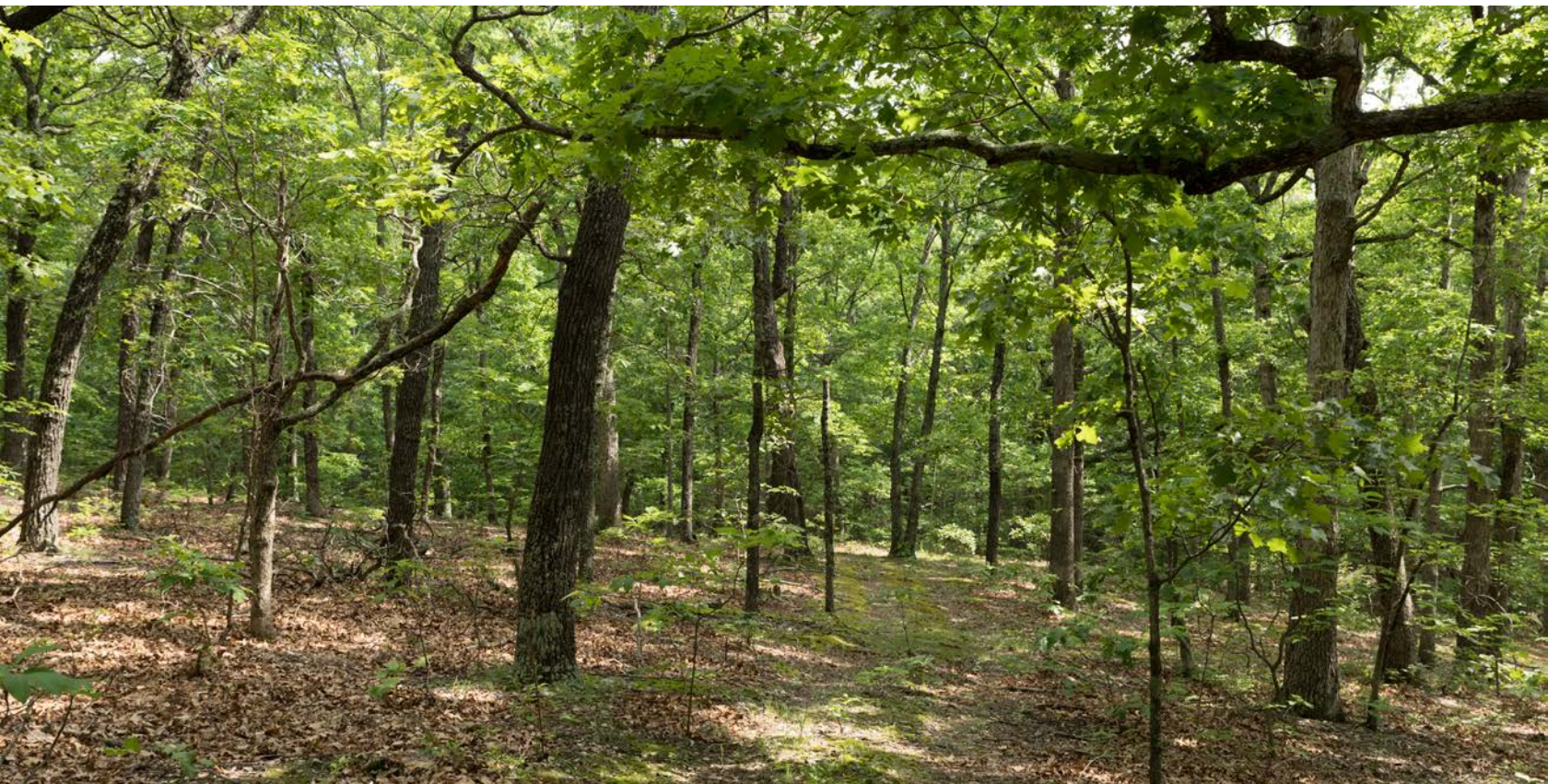
- Multiple build spots
- Gentle topography
- 20 +/- acres rolling pasture
- 66 +/- acres of timber
- Fully fenced
- Great access
- 3 ponds
- Good hunting
- Electricity close
- 10 minutes to Potosi
- 1 hour 10 minutes from St. Louis, MO



86 +/- ACRES TOTAL



66 +/- ACRES OF TIMBER



20 +/- ACRES ROLLING PASTURE



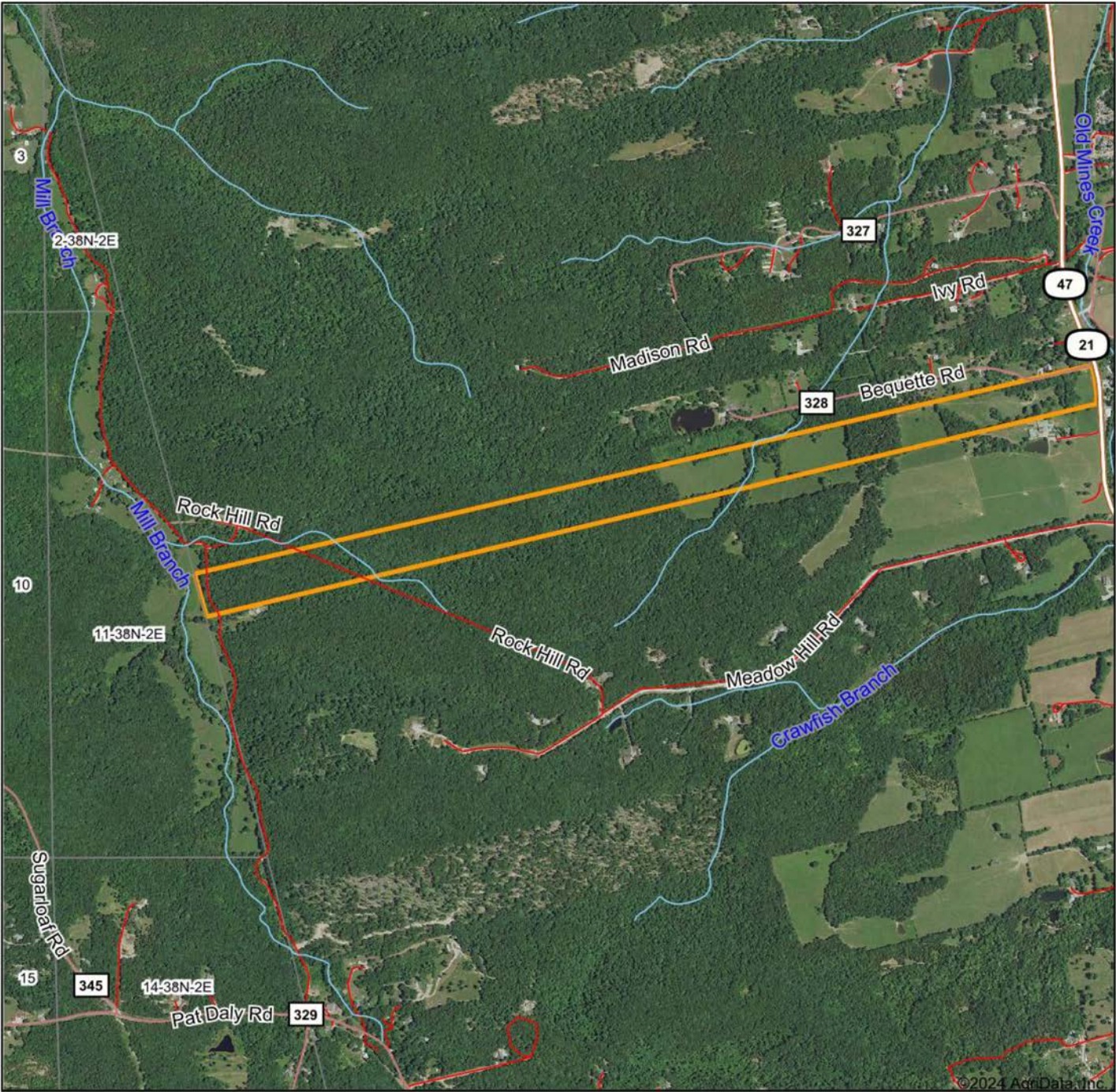
FULLY FENCED



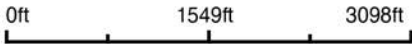
3 PONDS



AERIAL MAP



Boundary Center: 38° 2' 2.36, -90° 46' 23.31



Maps Provided By:

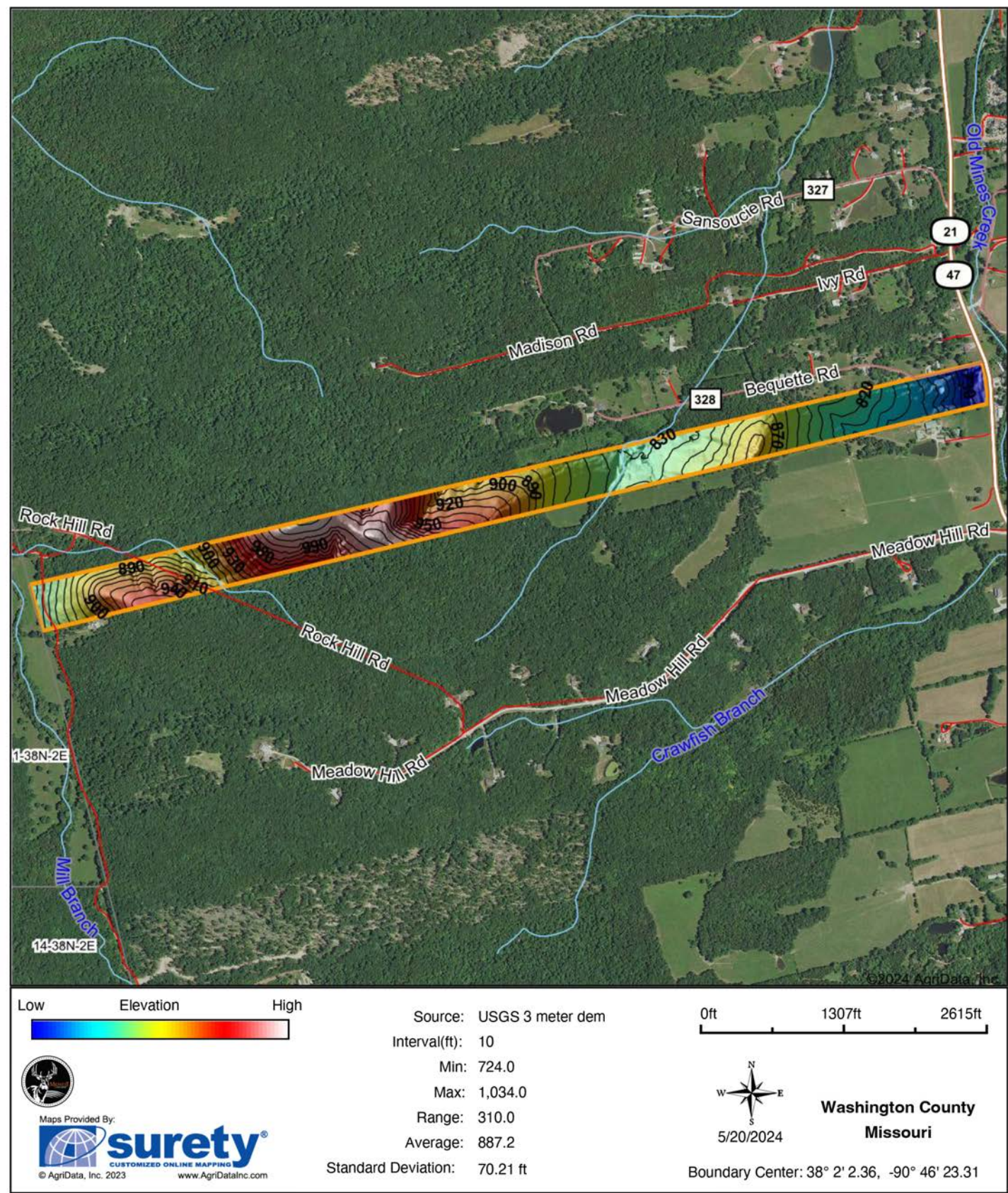


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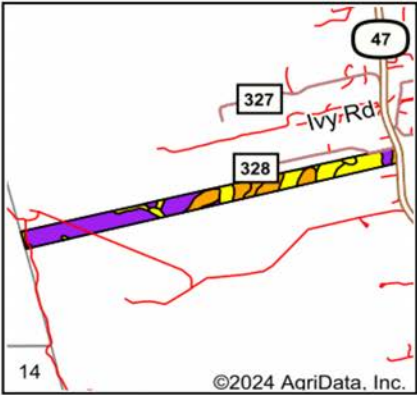
Washington County
Missouri

5/20/2024

HILLSHADE MAP



SOIL MAP



State: **Missouri**
County: **Washington**
Location: **38° 1' 57.1, -90° 46' 34.14**
Township: **Union**
Acres: **85.48**
Date: **5/20/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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
73282	Alred-Sonsac complex, 15 to 35 percent slopes, very rocky, very stony	35.83	41.9%		2.5ft. (Strongly contrasting textural stratification)	VI s	29	29	16	13
73286	Useful-Courtois complex, 8 to 15 percent slopes, eroded	13.02	15.2%		4.9ft. (Lithic bedrock)	IV e	58	58	49	44
73200	Sonsac gravelly silt loam, 3 to 15 percent slopes, very stony	8.57	10.0%		2.6ft. (Lithic bedrock)	III s	38	37	33	18
73284	Courtois-Goss complex, 8 to 15 percent slopes	8.24	9.6%		> 6.5ft.	IV s	56	56	52	45
73289	Fourche silt loam, 3 to 15 percent slopes	7.83	9.2%		> 6.5ft.	III s	76	71	63	67
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	2.74	3.2%		> 6.5ft.	III w	65	65	53	55
73277	Goss gravelly silt loam, 3 to 15 percent slopes, stony	2.47	2.9%		> 6.5ft.	IV e	44	43	43	34
73210	Goss very cobbly silt loam, 15 to 50 percent slopes, extremely stony	2.20	2.6%		> 6.5ft.	VI s	9	9	2	2
73276	Rueter-Hildebrecht complex, 3 to 15 percent slopes, stony	1.62	1.9%		3ft. (Fragipan)	IV s	55	50	45	40
73285	Useful-Courtois complex, 3 to 8 percent slopes	1.45	1.7%		3.9ft. (Lithic bedrock)	IV s	58	58	54	48

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.



JASON STOKES, LAND AGENT
636.465.9445
JStokes@MidwestLandGroup.com



MidwestLandGroup.com

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