

MIDWEST LAND GROUP PRESENTS

127 ACRES IN

IRON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LINDSEY MOUNTAIN RANCH CATTLE FARM

This beautiful 127 +/- acre cattle farm nestled at the base of Lindsey Mountain in Iron County, Missouri is awaiting new ownership! The farm consists of a mix of 50/50 pasture and timber combination. Pastures are fenced and cross-fenced. Three ponds and a small lake provide adequate water for your needs. You will find a live year-round creek on the eastern border of the property as well.

The farm has a 1,800 square foot farmhouse built in 1915 that was recently renovated with all new windows, exterior doors, metal roofing, and siding in addition to a charming wrap-around porch and new well pump. The house is equipped with an outside wood boiler and baseboard as well as an efficient

buck stove on the lower level. The interior is ready to be renovated to add your own personal touch to make this your dream home. Additional features include a large 3-bay garage, a workshop, equipment sheds, 5 storage containers, loading chutes, feed lots, and 2 livestock shelters.

The property borders thousands of acres of Mark Twain National Forest and is conveniently located just a few miles from Johnson Shut-Ins State Park. The potential of this property is truly endless whether your looking for a cattle farm, horse farm, or just a dynamic recreational farm with income potential. You will want to check this one out. Give Land Agent Jason Stokes a call today for your own private tour.



PROPERTY FEATURES

PRICE: **\$639,700** | COUNTY: **IRON** | STATE: **MISSOURI** | ACRES: **127**

- Fenced cattle pasture
- Borders Mark Twain National Forest
- 1,800 sq. ft. farmhouse with recent exterior renovation
- Live creek
- Small lake and 3 ponds
- Multiple outbuildings and equipment storage
- Income potential
- A few miles from Johnson Shut-Ins State Park
- Great access
- Great hunting



FENCED CATTLE PASTURE

The farm consists of a mix of 50/50 pasture and timber combination. Pastures are fenced and cross-fenced. Three ponds and a small lake provide adequate water for your needs.



LIVE CREEK



SMALL LAKE AND 3 PONDS



1,800 SQ. FT. FARMHOUSE

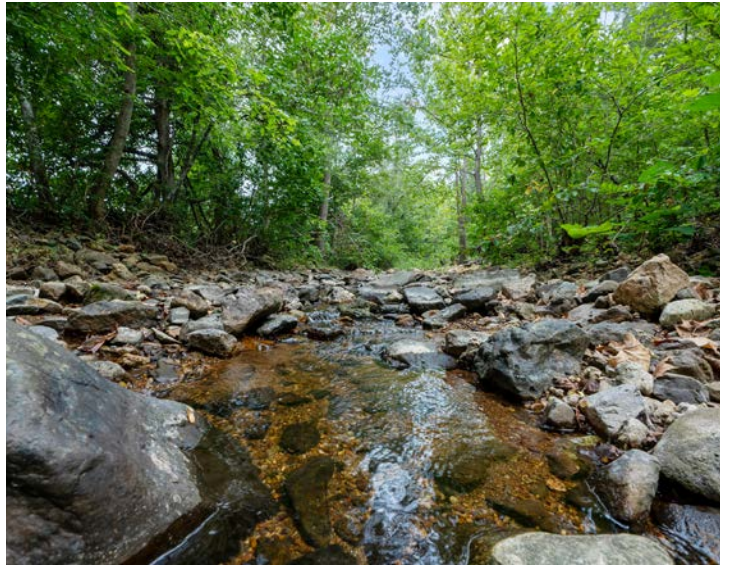
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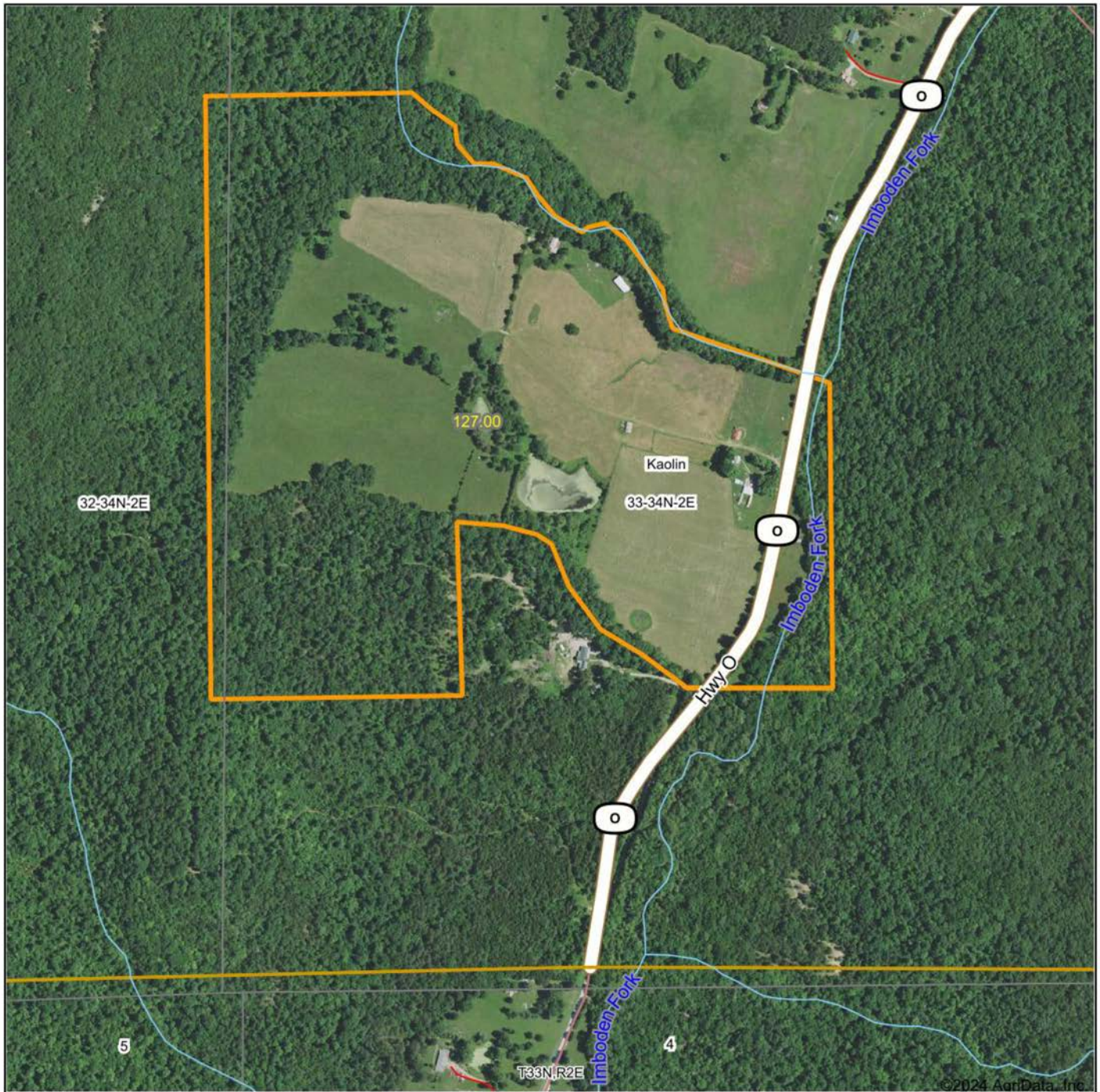
MULTIPLE OUTBUILDINGS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 36' 35.41, -90° 50' 11.53

0ft 688ft 1377ft



Maps Provided By:



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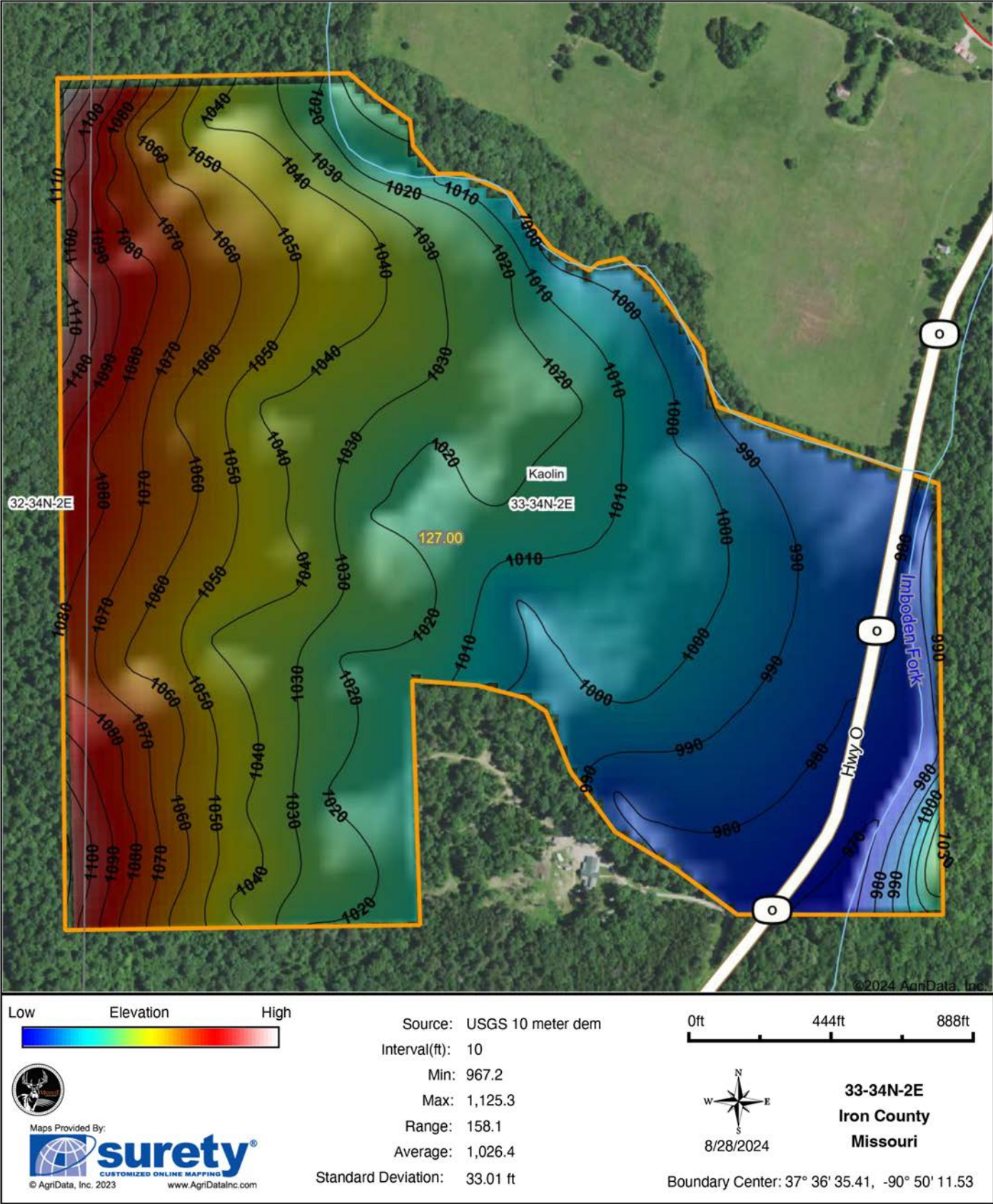
www.AgriDataInc.com

33-34N-2E
Iron County
Missouri

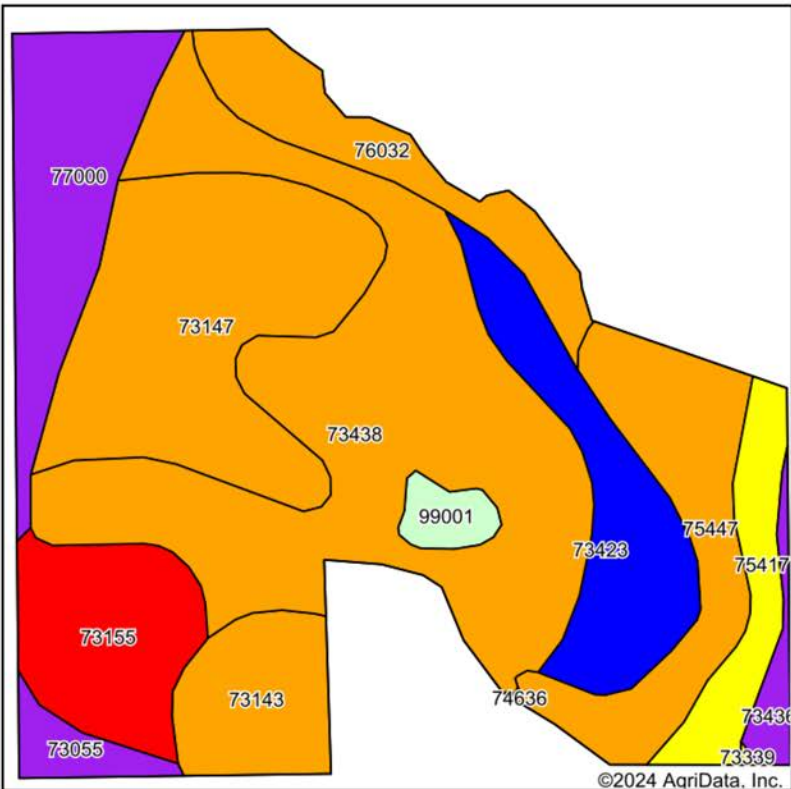


8/28/2024

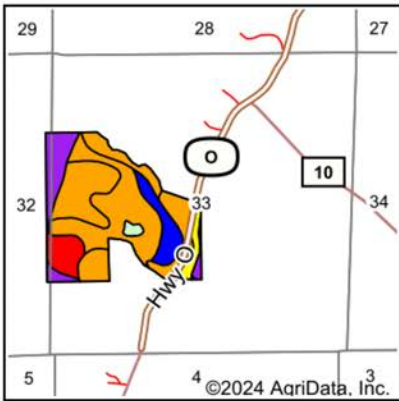
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Iron**
Location: **33-34N-2E**
Township: **Kaolin**
Acres: **127**
Date: **8/28/2024**



Maps Provided By:



Area Symbol: MO093, Soil Area Version: 28											
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	*n NCCPI Cotton
73438	Gatewood silt loam, 3 to 8 percent slopes	37.57	29.5%		3ft. (Lithic bedrock)	III _s	47	43	43	35	45
73147	Fourche silt loam, 3 to 8 percent slopes	21.35	16.8%		> 6.5ft.	III _s	76	71	65	66	76
75447	Midco gravelly loam, 0 to 3 percent slopes, frequently flooded	11.56	9.1%		> 6.5ft.	III _w	60	60	45	38	43
77000	Killarney-Frenchmill complex, 15 to 45 percent slopes, rubbly	11.43	9.0%		2.6ft. (Fragipan)	VI _s	8	8	2	1	7
73423	Fourche silt loam, 1 to 3 percent slopes	10.56	8.3%		> 6.5ft.	II _s	77	71	63	66	77
73155	Gasconade-Rock outcrop complex, 3 to 35 percent slopes	9.48	7.5%		1.1ft. (Lithic bedrock)	VIII _s	23	23	17	15	13
76032	Midco gravelly loam, 1 to 3 percent slopes, frequently flooded	7.61	6.0%		> 6.5ft.	III _w	59	59	44	37	43
73143	Courtois silt loam, 3 to 8 percent slopes	6.72	5.3%		> 6.5ft.	III _s	69	69	63	60	68
75417	Relfe-Sandbur complex, 0 to 2 percent slopes, frequently flooded	5.31	4.2%		> 6.5ft.	IV _w	48	48	38	33	35

Soils data provided by USDA and NRCS.

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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