

MIDWEST LAND GROUP PRESENTS

482 ACRES IN

BOLLINGER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

482 +/- ACRE FARM IN BOLLINGER COUNTY, MISSOURI

Midwest Land Group is proud to present this 482 +/- acre farm in Bollinger County, Missouri!

This expansive farm features a great balance of open and wooded ground with endless potential. The elevated wooded ridges flow into the roughly 70 acres of bottomland fields creating an ideal setup for the outdoor enthusiast. A timber harvest has created natural bedding areas and perfect opportunities for secluded ridge-top food plots. Cane Creek flows through the length of the property providing an excellent year-long water source for the abundance of wildlife, and a network of interior trails allows access to all areas of the property adding to its functionality. Currently, the fields are being used for hay production and have been approved for

the NFI program which provides the new owner, if they choose to participate, a financial opportunity to restore the fields with native forages.

There is an old farmhouse situated near the middle of the property with water and electricity onsite and it could be used as a hunting cabin or weekend retreat. Electricity is readily available at multiple other locations on the property as well. Additionally, this tract is accessed from Highway FF and alternate access off County Road 510. The farm is also being offered for sale in two separate tracts. Tract 1 - 225 +/- acres and Tract 2 - 257 +/- acres. Whether you're looking for your next investment or the perfect recreation/build setup this one won't disappoint. For a private tour give me a call today!



PROPERTY FEATURES

PRICE: **\$1,349,700** | COUNTY: **BOLLINGER** | STATE: **MISSOURI** | ACRES: **482**

- Year-round Cane Creek on property
- Build locations
- Productive hay fields
- Great hunting
- Electricity and water onsite
- Bottomland fields
- Multiple access points
- 5 miles to Marble Hill
- 25 miles to Jackson
- 30 miles to Cape Girardeau



PRODUCTIVE HAY FIELDS

This expansive farm features a great balance of open and wooded ground with endless potential. The elevated wooded ridges flow into the roughly 70 acres of bottomland fields creating an ideal setup for the outdoor enthusiast.



YEAR-ROUND CANE CREEK



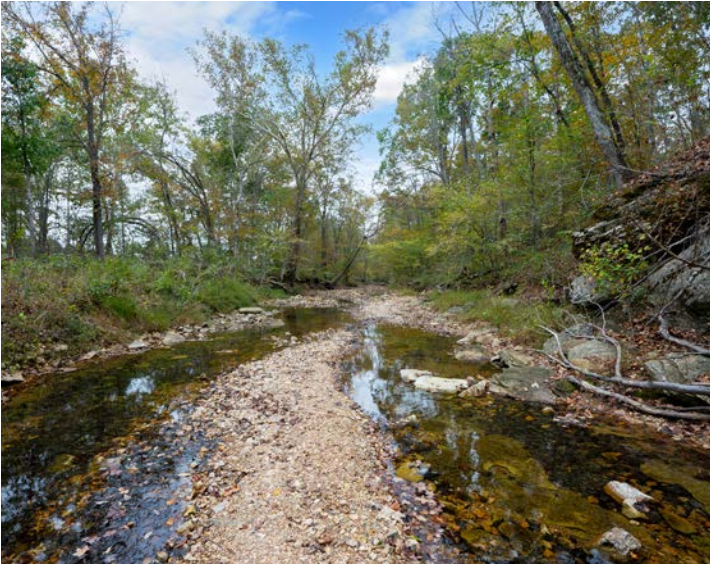
BUILD LOCATIONS



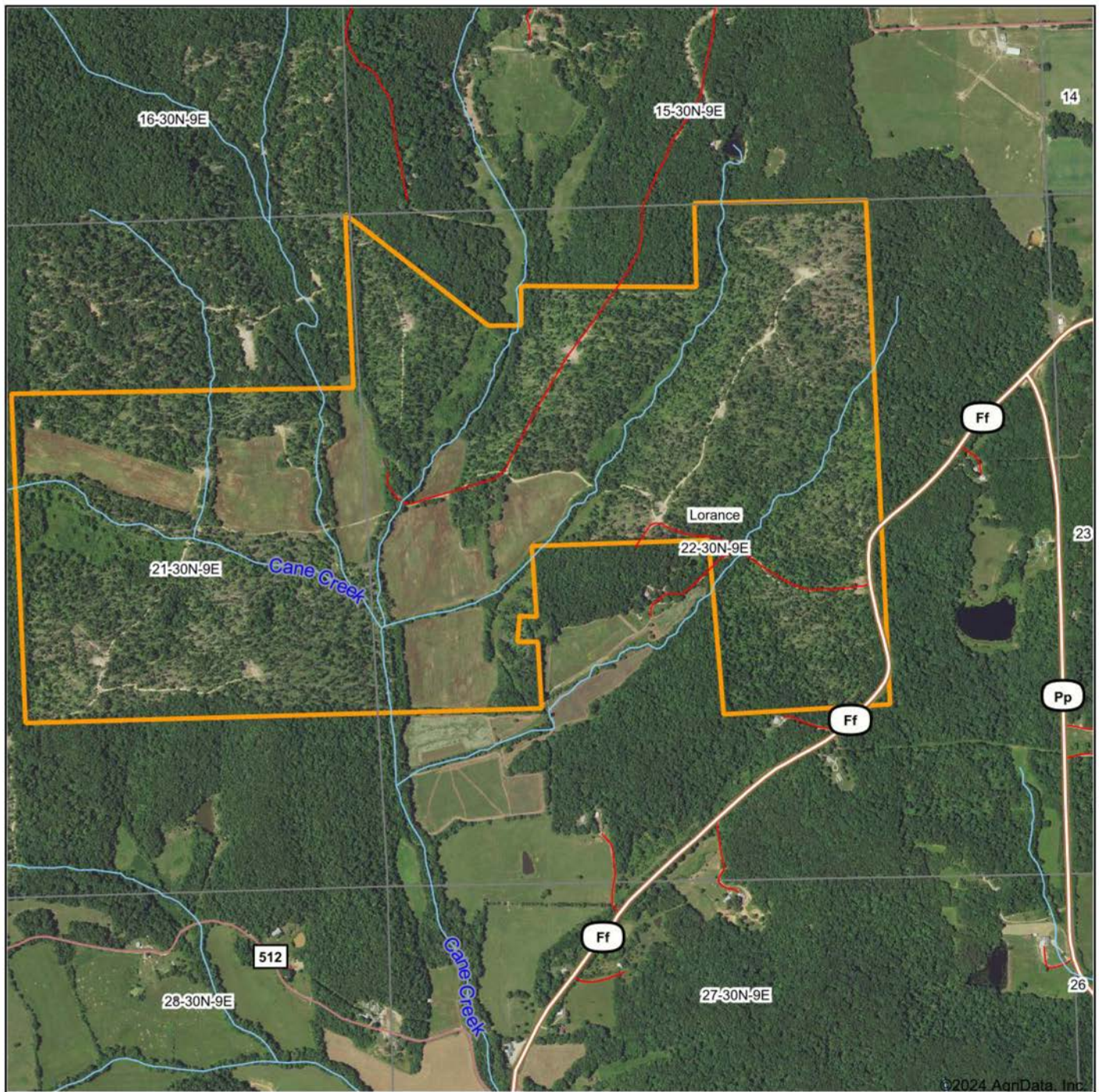
NETWORK OF INTERIOR TRAILS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 15' 32.96, -90° 3' 1.86

0ft 1261ft 2523ft



Maps Provided By:



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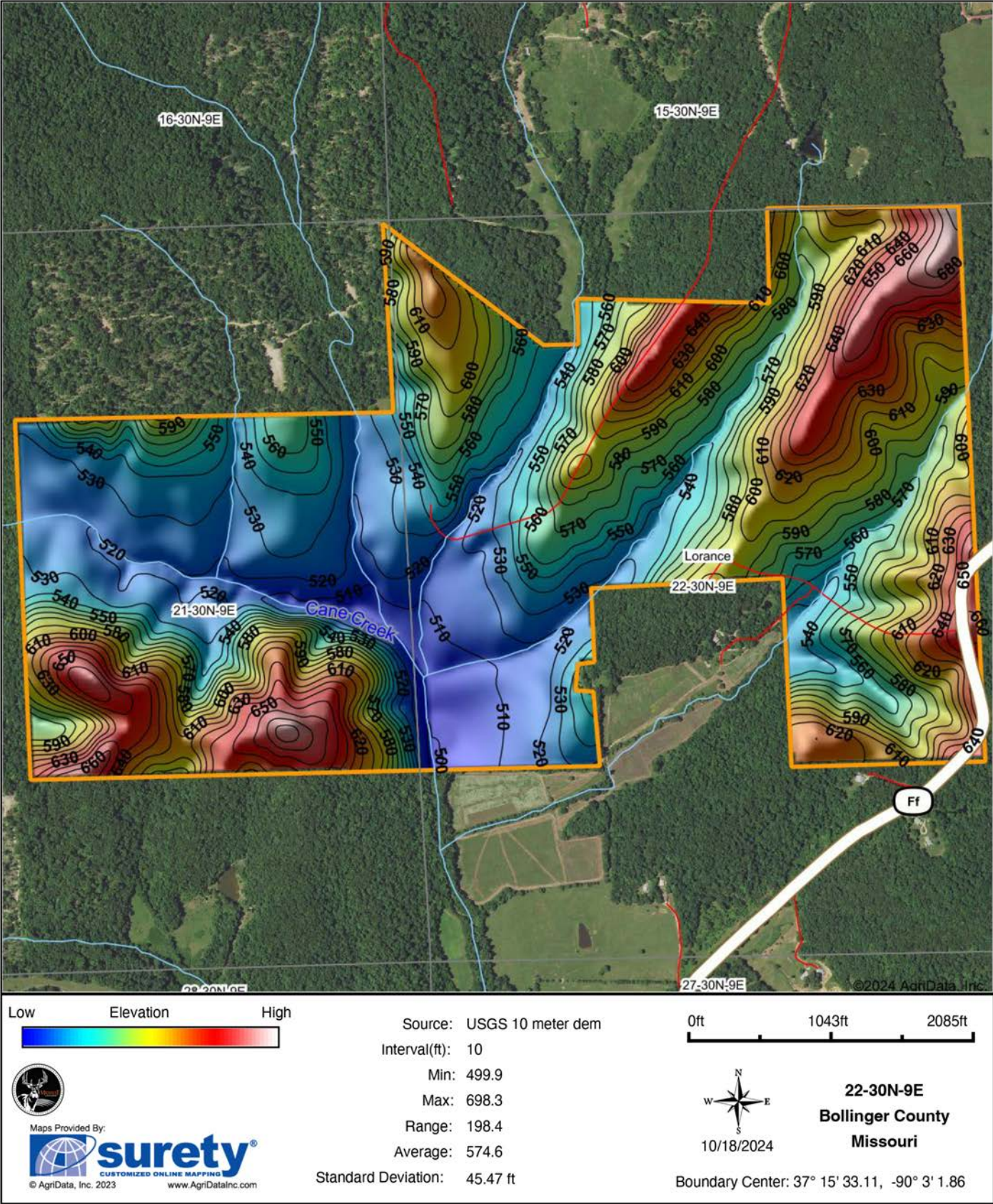
www.AgrIDataInc.com

22-30N-9E
Bollinger County
Missouri

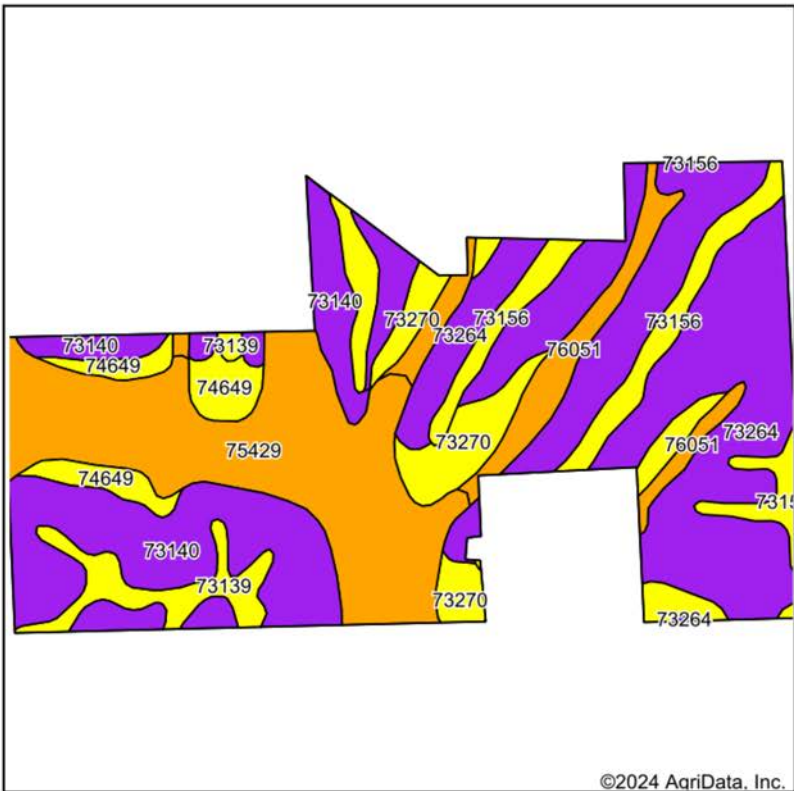


10/18/2024

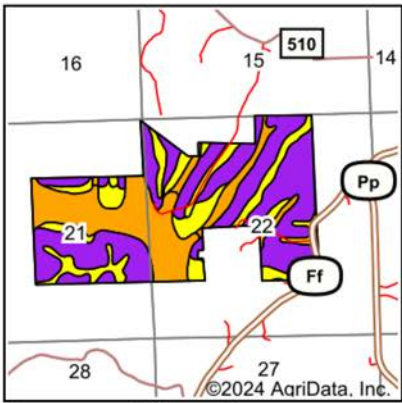
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Bollinger**
Location: **22-30N-9E**
Township: **Lorance**
Acres: **482**
Date: **10/18/2024**



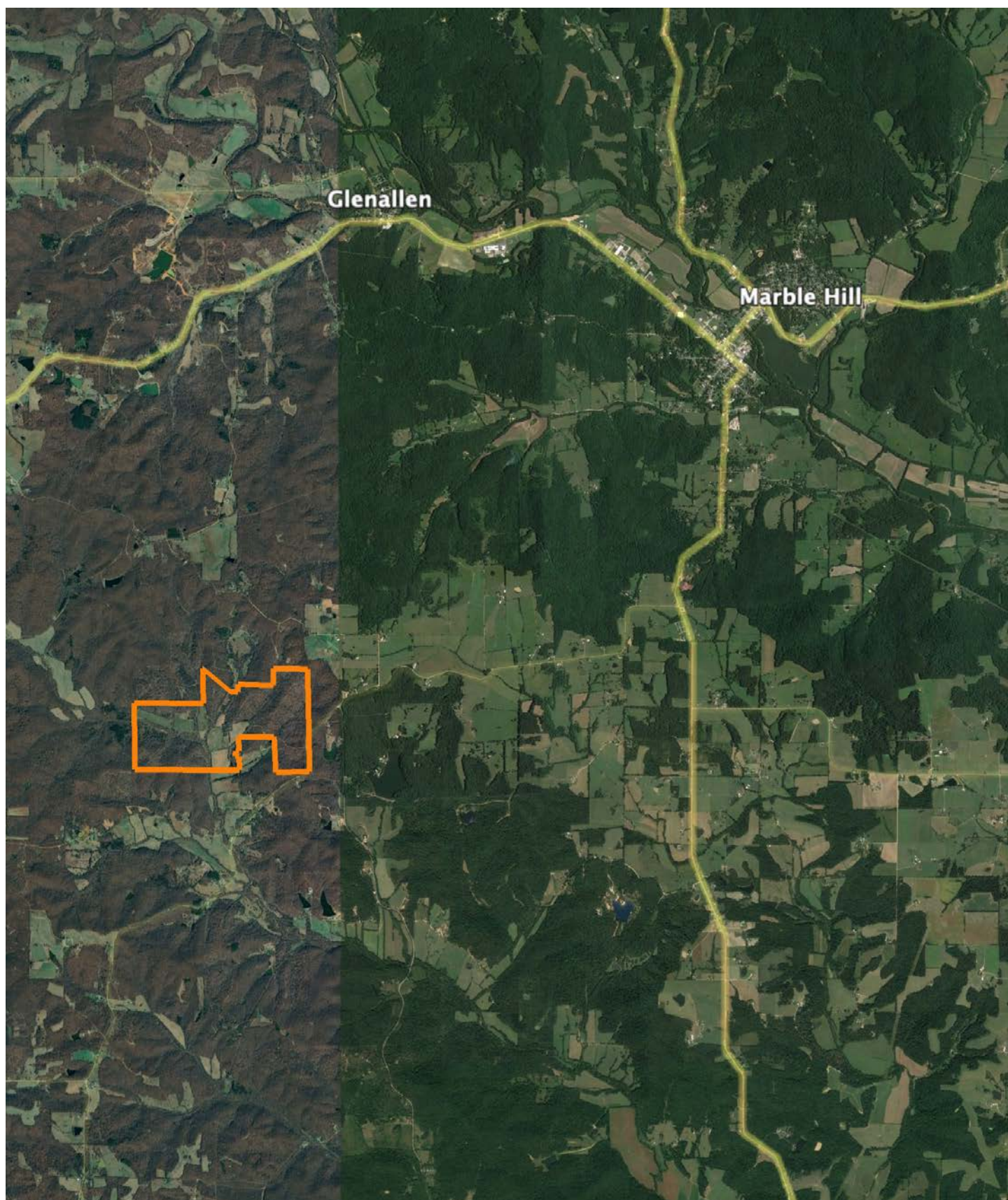
Maps Provided By:



Area Symbol: MO017, Soil Area Version: 38											
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
73264	Alred-Wrengart complex, 15 to 35 percent slopes, rocky, very stony	155.10	32.1%		1.8ft. (Strongly contrasting textural stratification)	Vlle	18	17	11	8	17
75429	Tilk-Secesh complex, 0 to 3 percent slopes, occasionally flooded	105.36	21.9%		> 6.5ft.	Illw	67	67	54	46	59
73140	Clarksville-Scholten complex, 15 to 45 percent slopes, very stony	85.14	17.7%		2.8ft. (Fragipan)	Vls	15	15	12	7	14
73156	Alred-Gepp complex, 8 to 15 percent slopes, stony	43.31	9.0%		2.5ft. (Strongly contrasting textural stratification)	IVs	48	44	41	37	45
73270	Wrengart silt loam, 9 to 14 percent slopes, moderately eroded	30.37	6.3%		2.8ft. (Fragipan)	IVe	55	55	48	48	55
76051	Tilk-Secesh complex, 1 to 3 percent slopes, occasionally flooded	27.21	5.6%		> 6.5ft.	Illw	67	67	54	47	59
74649	Aslinger-Waben complex, 3 to 15 percent slopes	18.21	3.8%		1.7ft. (Fragipan)	IVs	51	47	42	35	49

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.



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