

MIDWEST LAND GROUP PRESENTS

42 ACRES IN

FRANKLIN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

42 +/- ACRE MIX OF WOODS AND OPEN TERRAIN

Looking for your own slice of paradise? Check out this incredible 42+/- acre gem nestled between Labadie and Gray Summit! Just a quick 15-minute drive from Washington and only 25 minutes from Chesterfield, you'll feel like you're miles away from the hustle and bustle while still being close enough for convenience.

This farm includes rolling hills with open spaces perfect for whatever you've got in mind. Whether you're dreaming of building your dream home, or just a place to get away, this property has it all. You'll find mature timber, plus warm-season grasses that create a beautiful,

natural landscape. There's even a wet-weather creek and a pond for you to enjoy along with the wildlife. There are plenty of deer sign around, making it a great spot for hunting or simply enjoying nature. Plus, there's a UTV trail ready for your adventures!

And let's not forget about the convenience of pavement access—no roughing it just to get home. This is the kind of place where you can create memories, breathe in the fresh air, and truly enjoy the great outdoors. Don't miss out on this rare opportunity to own a piece of paradise!



PROPERTY FEATURES

PRICE: **\$630,000** | COUNTY: **FRANKLIN** | STATE: **MISSOURI** | ACRES: **42**

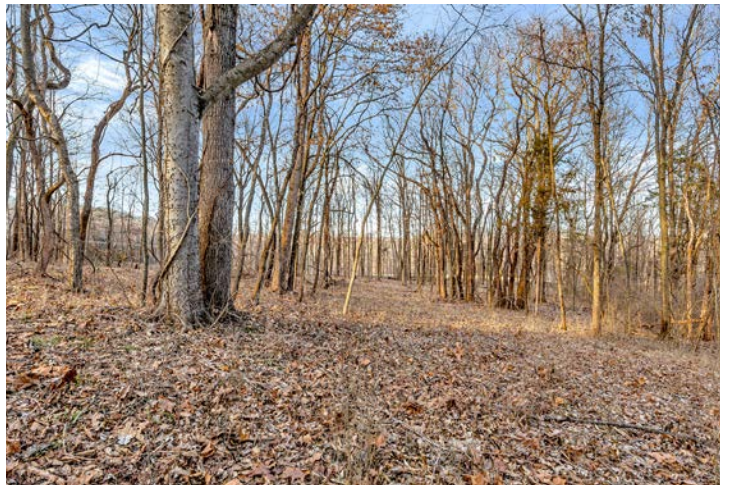
- 42 +/- acres
- 15 minutes from Washington
- 25 minutes from Chesterfield
- Pavement road frontage
- Mix of woods and open terrain
- Mature timber
- Warm season grasses
- Wet-weather creek
- Pond
- UTV trail



POND AND WET-WEATHER CREEK



MIX OF WOODS AND OPEN TERRAIN



AERIAL MAP



Boundary Center: 38° 30' 11.13, -90° 51' 5.24

0ft 338ft 676ft

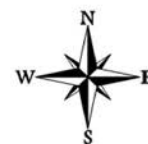


Maps Provided By:



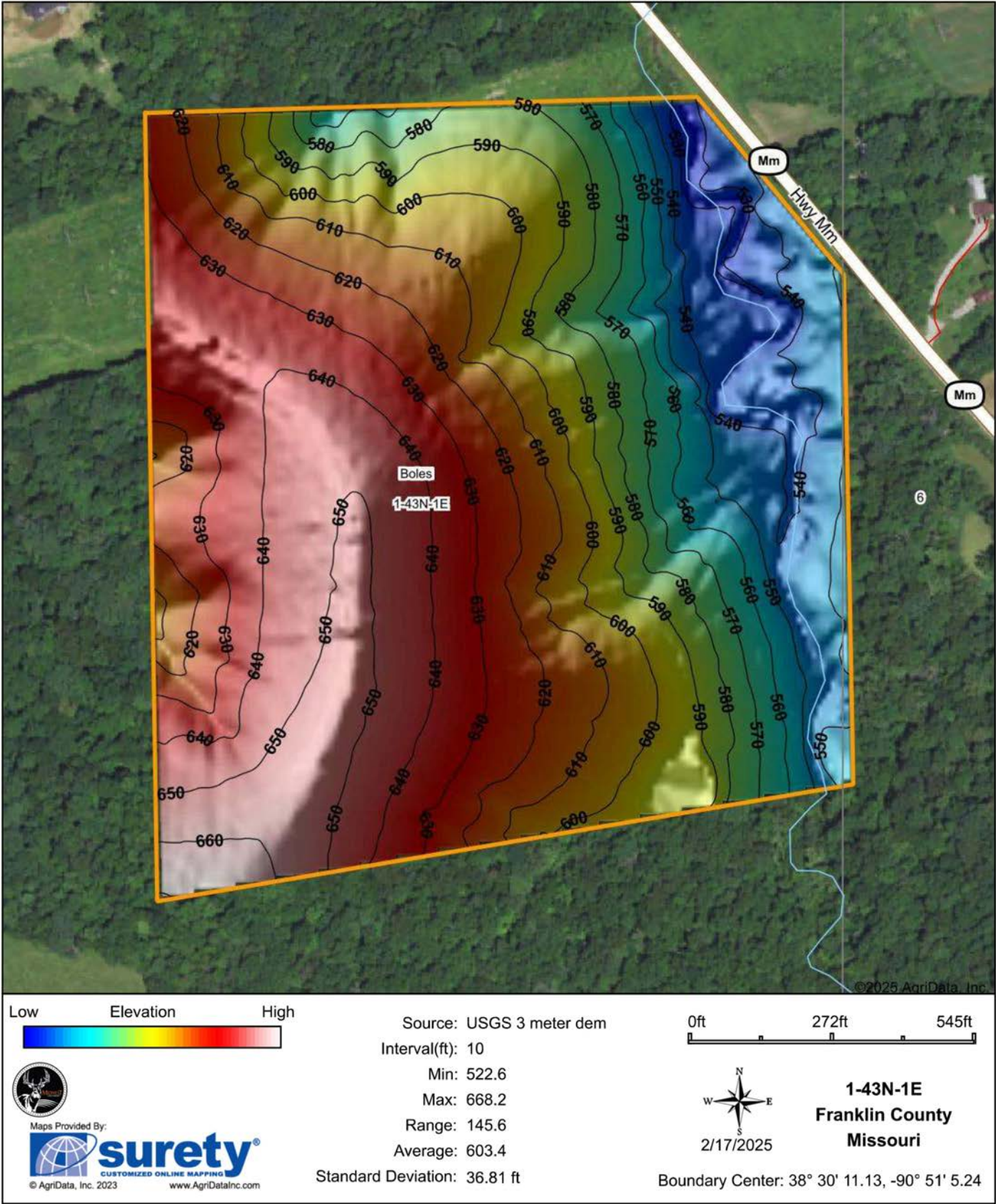
© AgriData, Inc. 2023 www.AgriDataInc.com

1-43N-1E
Franklin County
Missouri

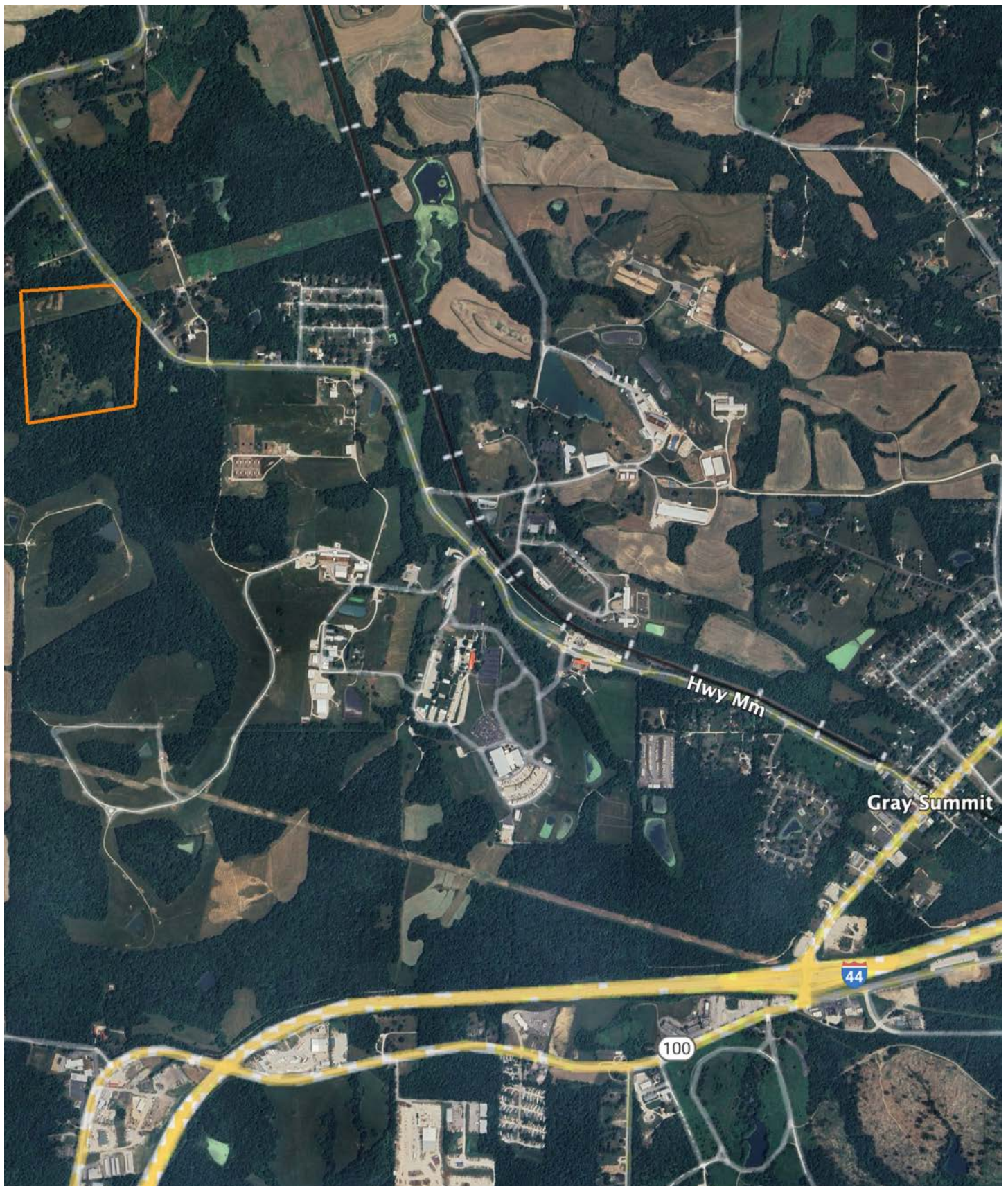


2/17/2025

TOPOGRAPHY MAP



OVERVIEW MAP



AGENT CONTACT

Jake Feldmann is a dedicated land agent at Midwest Land Group, dedicated to serving clients throughout Eastern Missouri and Western Illinois. Born and raised in Flint Hill, Missouri, Jake's roots run deep in the heartland. As a lifelong resident of Flint Hill, Jake's connection to the land is personal and profound. He grew up on a family farm, where the rhythms of nature and the art of cultivation were a part of daily life. This upbringing instilled in him not only a love for the land but also a wealth of knowledge and skills, from farming to hunting, that he is eager to pass on to his next generation—Carter, Clayton, and Klaira, alongside his wife, Kristal. Jake was drawn to land sales out of his love for the outdoors and his desire to serve others. His previous role managing a warehouse honed his people skills, preparing him for the intricacies of real estate transactions. What truly sets Jake apart is his firsthand experience with the land. Whether it's understanding the nuances of terrain through hunting or recognizing the potential of tillable ground for cash crops, Jake brings a unique perspective to his clients. Jake is not just an agent; he's a neighbor, a friend, and a steward of the land. His deep-seated passion for the land, coupled with his extensive local network and family support, make him an unparalleled choice for anyone looking to buy or sell property in the heartland. Choose Jake Feldmann to guide you through your land journey, where trust, expertise, and a shared love for the land come together to realize your property dreams.



JAKE FELDMANN

LAND AGENT

314.675.0899

JFeldmann@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.