

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

STODDARD COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE 40 +/- ACRES HOMESTEAD AND INCOME PRODUCING FARM IN STODDARD COUNTY, MISSOURI

Welcome to this exceptional 40 +/- acre property located in Bloomfield, Missouri, off Highway K in Stoddard County. This unique offering includes a spacious home, income-producing farmland, and an impressive outbuilding, making it ideal for anyone looking for a move-in-ready homestead or income-producing farm.

The main level of the home features three bedrooms and two full bathrooms, including an oversized master suite complete with an en-suite master bath. You will also find a mudroom, utility room, and 2 main-level laundry areas that provide both convenience and plenty of storage space. The finished walk-out basement is designed for flexibility, offering two additional bedrooms, a full bathroom, a kitchen, and a bonus space for a possible third bedroom. With its own kitchen and private entrance, the basement could easily function as a separate apartment or in-law suite. The home is built for efficiency and durability, with the basement constructed from insulated concrete form (ICF) blocks and a newer HVAC system that provides comfort throughout the house.

The exterior is just as impressive. The beautifully landscaped yard includes a covered patio off the walk-out basement and a separate stone patio with a built-in fire pit, perfect for outdoor entertaining or quiet evenings. Additional structures on the property include a 60x80 insulated shop with three bays—two of which feature 14-foot doors—propane radiant heat in the concrete floor, and its own well and septic system. A large, functional wooden barn adds both charm and utility, and two 9,000-bushel grain bins provide ample storage for farming operations.

The land itself is mostly tillable and boasts above-average yields on corn, soybeans, and wheat. Two ponds, including one that spans nearly an acre, enhance the beauty and functionality of the property. Whether you're looking for a productive farm, a spacious family retreat, or a property that can accommodate multi-generational living, this Stoddard County gem offers incredible potential.



PROPERTY FEATURES

PRICE: **\$747,400** | COUNTY: **STODDARD** | STATE: **MISSOURI** | ACRES: **40**

- Flexible and thoughtful house design with potential of 6 bedrooms
- Full walkout basement with separate kitchen and bath ideal for additional living space
- Home constructed with ICF block foundation
- Beautifully landscaped with covered patio and stone fire pit
- Large functional wooden barn for farming needs
- 60X80 shop insulated with propane-heated floors
- Separate septic and drilled well at shop
- 2 ponds - with the largest almost an acre in size
- Income-producing tillable ground
- 40 minutes to Cape Girardeau



THOUGHTFUL HOUSE DESIGN



WALKOUT BASEMENT



COVERED PATIO AND LANDSCAPING



LARGE WOODEN BARN



60X80 INSULATED SHOP



TILLABLE GROUND AND TWO PONDS



AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



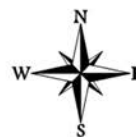
© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 37° 0' 17.02, -89° 58' 15.84

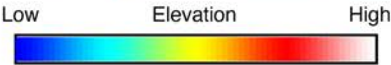
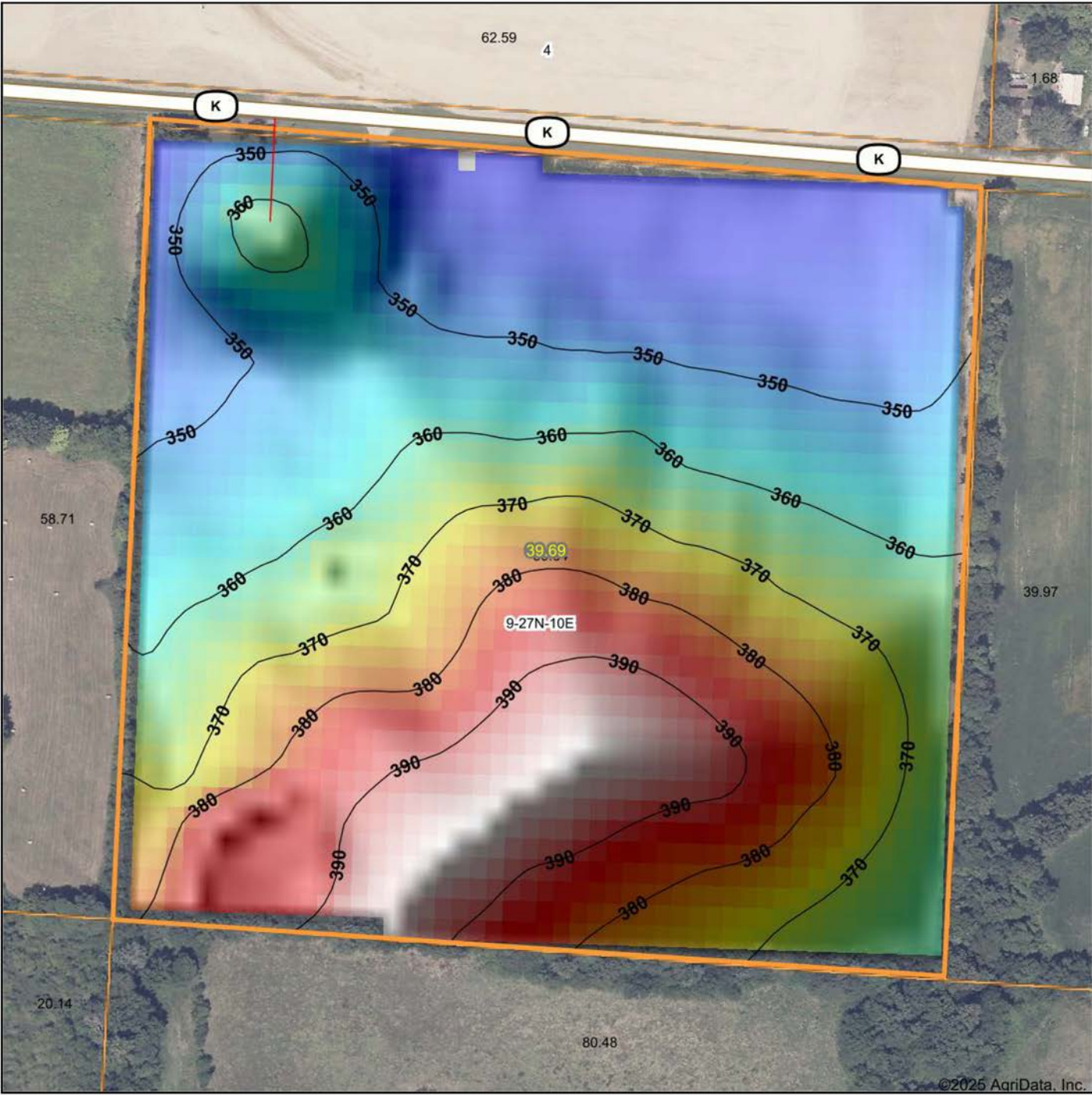
9-27N-10E
Stoddard County
Missouri

0ft 280ft 561ft



7/29/2025

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

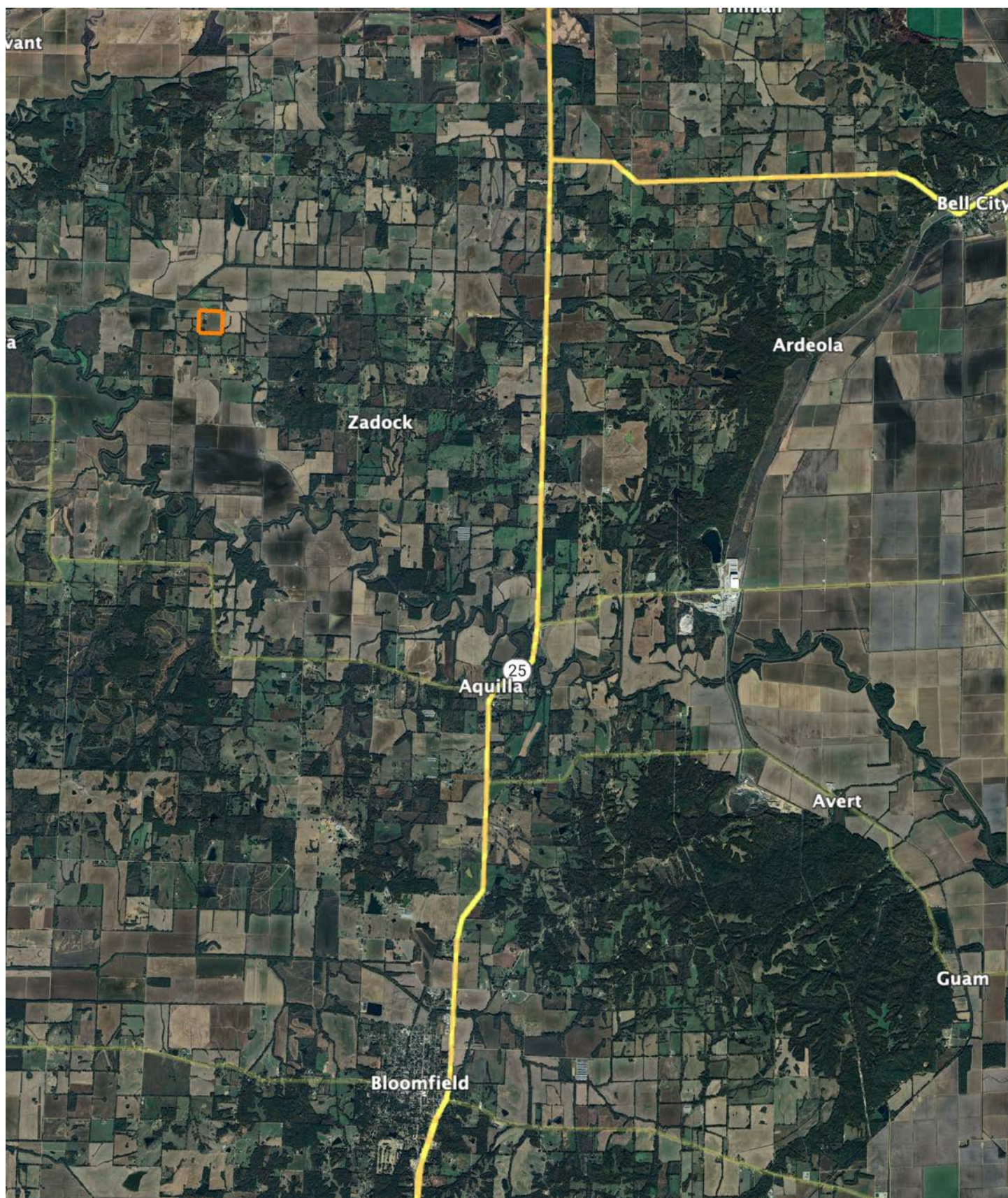
Source: USGS 10 meter dem
Interval(ft): 10
Min: 342.6
Max: 398.4
Range: 55.8
Average: 365.7
Standard Deviation: 16.04 ft



9-27N-10E
Stoddard County
Missouri

Boundary Center: 37° 0' 17.02, -89° 58' 15.84

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

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 Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.