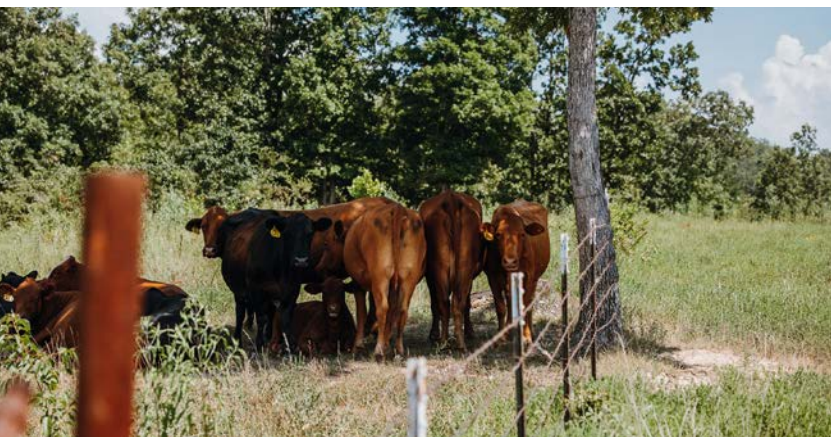


MIDWEST LAND GROUP PRESENTS



WAYNE COUNTY, MO

2,155 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXPANSIVE 2,155 +/- ACRE PROPERTY WITH 25-ACRE PRIVATE LAKE NEAR GREENVILLE, MO

Just 15 minutes southeast of Greenville and Highway 67, this remarkable 2,155 +/- acre property offers the perfect blend of seclusion, recreation, and ranching potential. With nearly 9 miles of new perimeter fencing, extensive improvements, and a stunning 25-acre private lake at its heart, this is a rare opportunity to own a substantial and scenic tract of land in southeast Missouri.

The land is thoughtfully developed for cattle, with approximately 400 acres cleared and planted in high-quality grasses including Kentucky 31, orchard grass and clover. Three large fenced pastures with 9 ponds provide excellent support for livestock or rotational grazing, while a smaller pasture with woven wire fencing is ideal for weaning, sheep, or goats. Another fenced area serves as hay storage or small animal pen, and two sturdy pipe corrals offer practical space for sorting or holding animals. A deep well producing 65 GPM ensures consistent water access throughout the property.

At the center of the ranch lies a beautiful 25-acre private lake, offering excellent fishing, recreation, and serene views. A small cabin and campground sit along the shoreline, with several ideal home sites nearby. Whether you're looking to build your dream home, a weekend

retreat, or a family compound, this setting delivers unmatched privacy and potential.

Overlooking the pastures from a scenic ridge top is a 80'x50' shop perfect for equipment storage or workshop needs. 1,400 square foot rustic living quarters within the shop offer an excellent opportunity to customize your own private escape with panoramic views of the property. Additionally a new 50'x75' clear span steel barn provides the ultimate multipurpose solution - perfect for storage, events or expanding your operations.

The land is a haven for outdoor enthusiasts, featuring mature hardwood timber (mostly oak with some southern pine), a large population of whitetail deer and wild turkeys, seasonal creeks, many natural springs, and a robust internal road system that stretches throughout the entire acreage-including the fenced perimeter.

Whether you're seeking ranch potential, a private hunting retreat, or a multi-use investment, this property checks every box. Schedule your private tour today and experience the beauty and scale of this one-of-a-kind Missouri property.



PROPERTY FEATURES

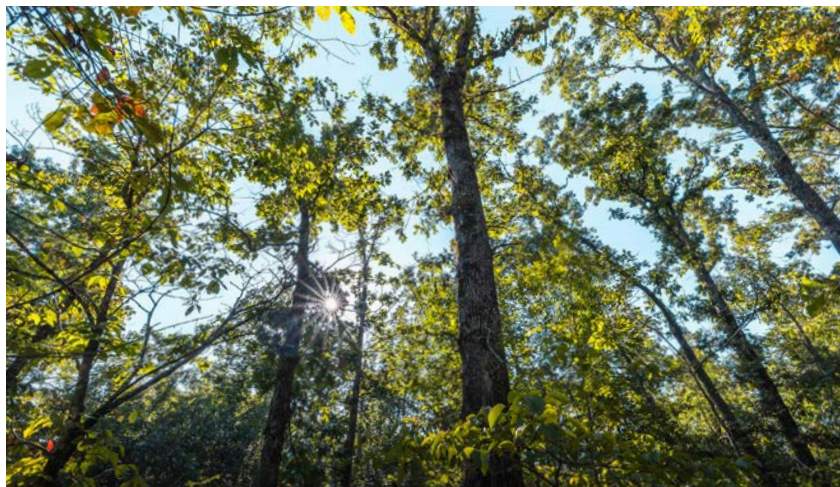
PRICE: **\$5,250,000** | COUNTY: **WAYNE** | STATE: **MISSOURI** | ACRES: **2,155**

- 2,155 +/- acres with diverse terrain and abundant natural resources
- 25-acre private lake with cabin and campground
- 400 acres of cleared ground planted for grazing
- Large 80'x50' shop with 16'x80' lean-to and 1,400 sq. ft. living quarters
- 50'x75' clear span steel barn
- 9 miles of new 5-strand barbed wire fencing with 2 cross fences
- Deep well rated at 65 gallons per minute
- Fenced garden area and greenhouse with orchard
- Internal road system and gated access from county road
- Numerous springs, creeks, and year-round water sources
- Excellent hunting, recreation, and agricultural use
- Convenient location: 8 miles SE of Greenville, 6 miles N of Lake Wappapello, 45 minutes N of Poplar Bluff, 1 hour NW of Cape Girardeau



2,155 +/- ACRES WITH DIVERSE TERRAIN

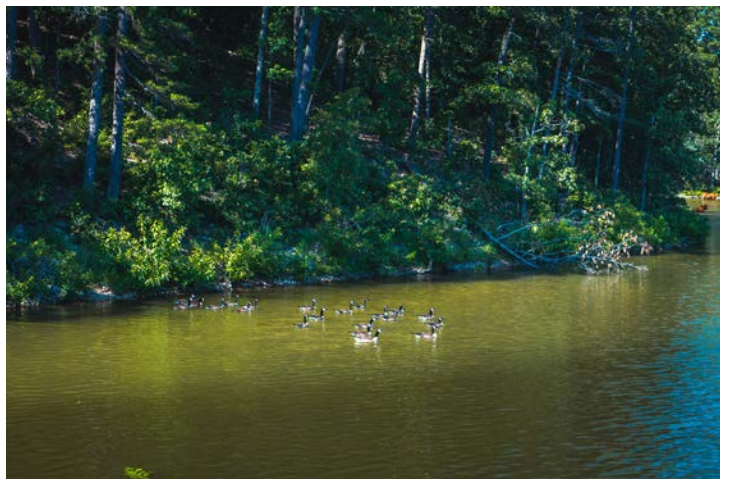
This remarkable 2,155 +/- acre property offers the perfect blend of seclusion, recreation, and ranching potential.



400 ACRES OF CLEARED GROUND



25-ACRE PRIVATE LAKE



LARGE SHOP WITH LIVING QUARTERS

Rustic living quarters within the shop offer an excellent opportunity to customize your own private escape with panoramic views of the property.



50'X75' CLEAR SPAN STEEL BARN

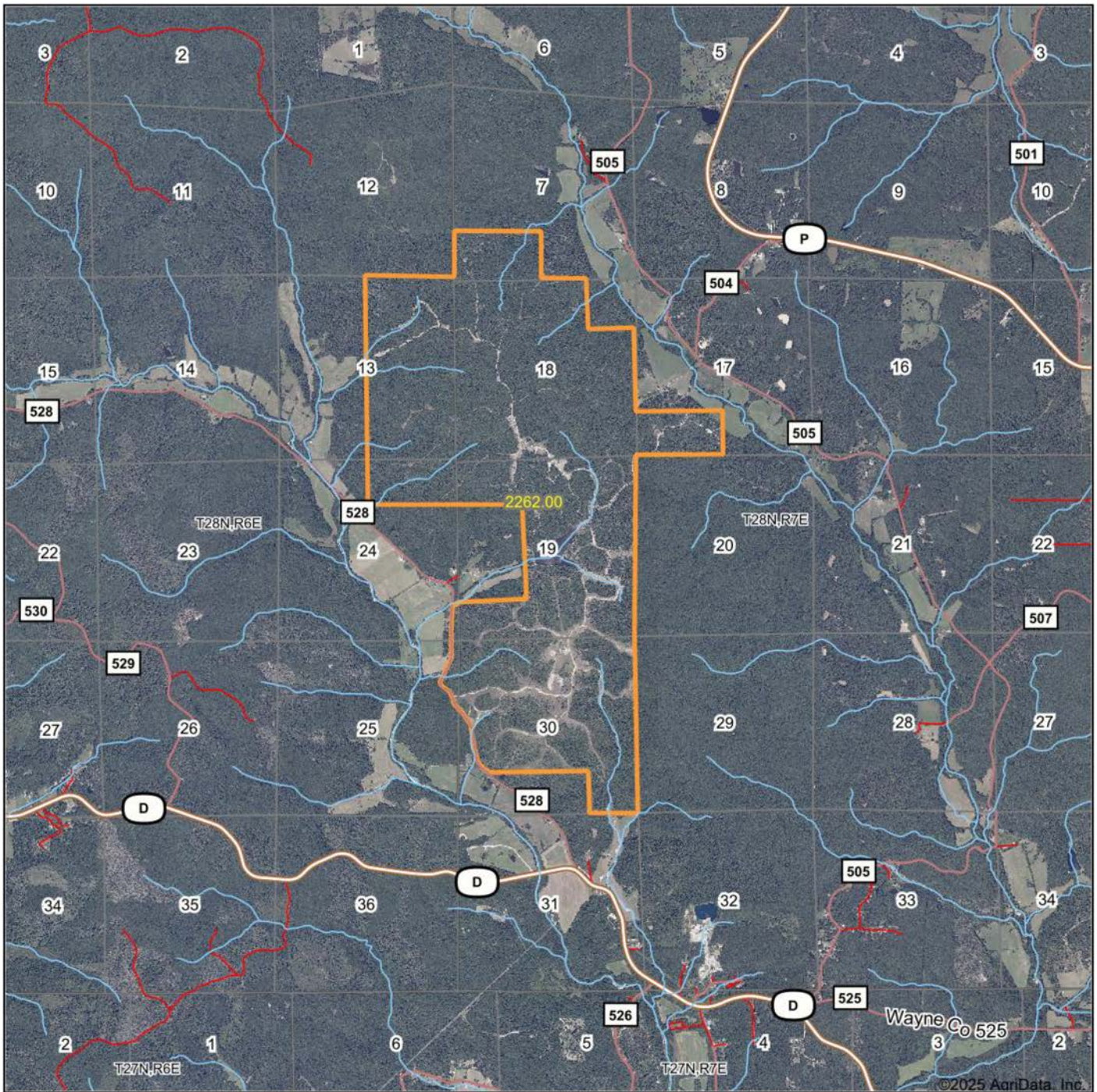
Additionally a new 50'x75' clear span steel barn provides the ultimate multipurpose solution - perfect for storage, events or expanding your operations.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 4' 55.96, -90° 19' 23.03

0ft 4659ft 9319ft



Maps Provided By:



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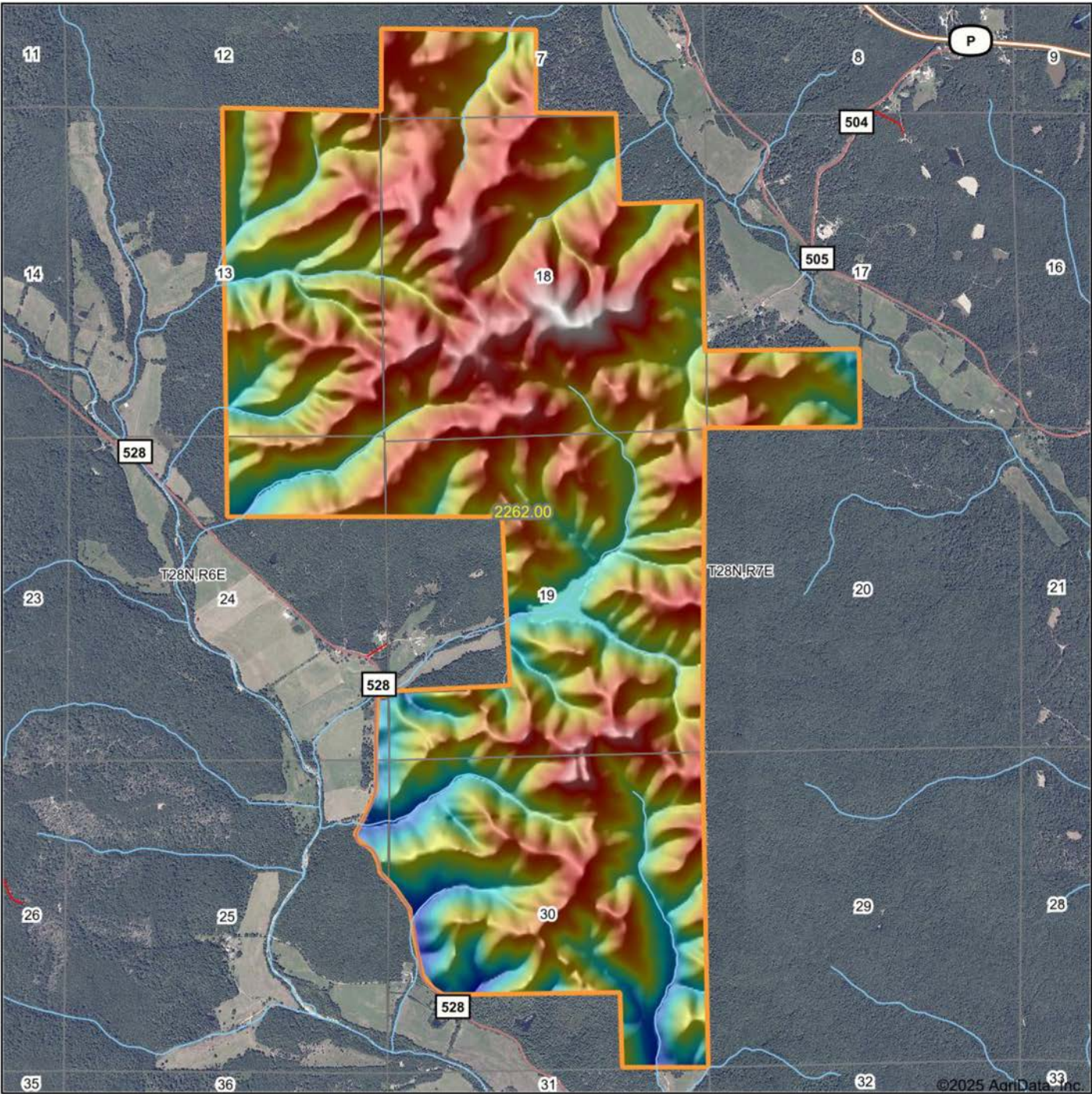
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19-28N-7E
Wayne County
Missouri



8/1/2025

HILLSHADE MAP

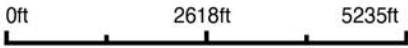


Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 0
Min: 451.0
Max: 726.8
Range: 275.8
Average: 602.9
Standard Deviation: 46.13 ft

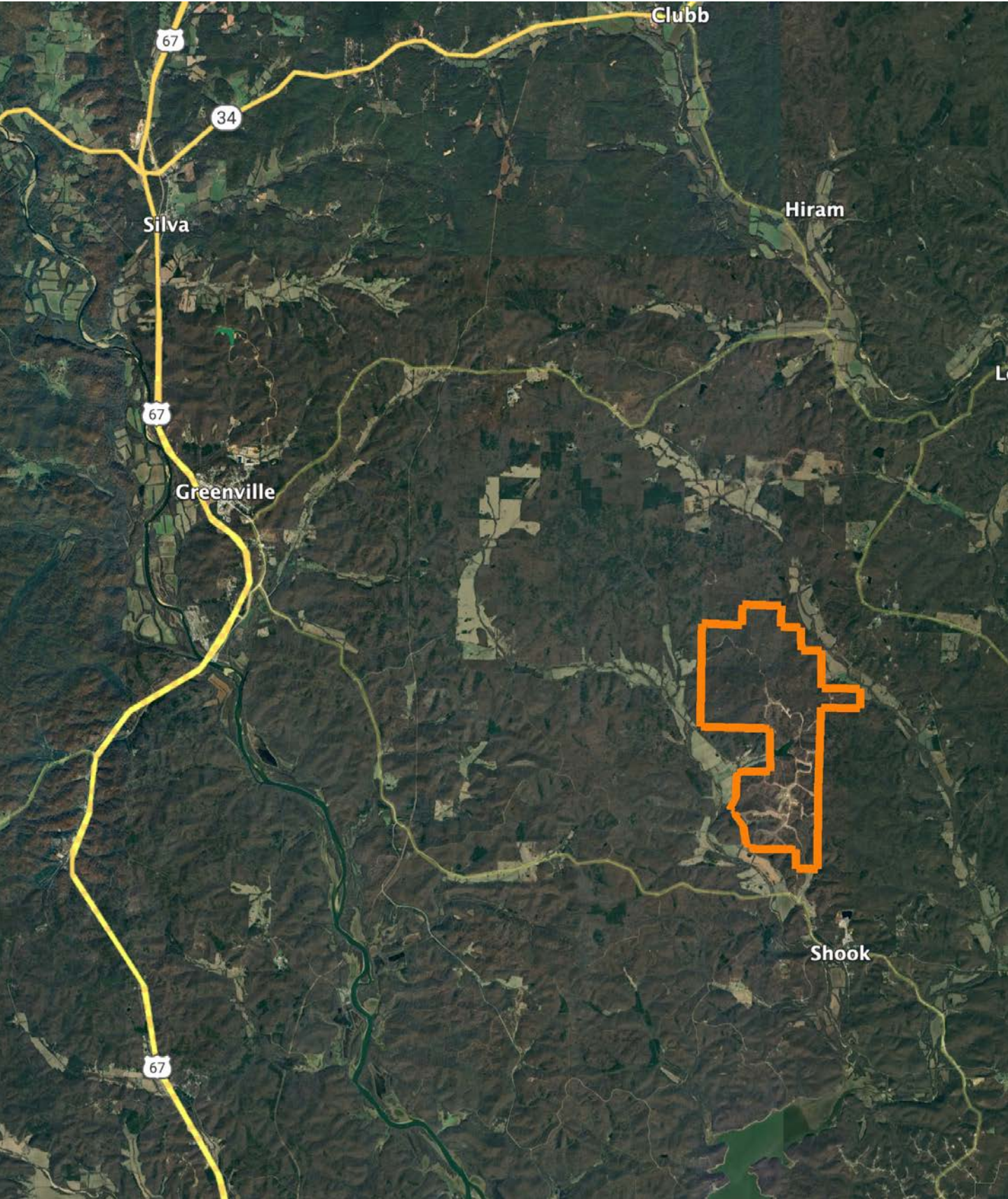


8/1/2025

19-28N-7E
Wayne County
Missouri

Boundary Center: 37° 4' 55.96, -90° 19' 23.03

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
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