

MIDWEST LAND GROUP PRESENTS

240 TOTAL ACRES IN

WASHINGTON COUNTY MISSOURI



BUST SUBDIVISION ROAD, POTOSI, MO 63664

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE 240 +/- ACRES MINUTES FROM THE HEART OF POTOSI, MO

This impressive 240 +/- acre all-timber tract sits just minutes from the heart of Potosi, MO, offering a rare combination of seclusion, natural beauty, and long-term potential. The landscape is defined by gently rolling terrain, mature hardwood ridges, and a layout that lends itself perfectly to multiple build sites. A substantial volume of marketable timber provides immediate income opportunities for the new owner.

With dual access points—one from Bust Subdivision Road and another from Mayo Lane—the property is

well positioned for future development or a private recreational retreat. Electric service is available at several locations along the boundary, making infrastructure planning straightforward.

Whether your vision includes a quiet getaway, a legacy property for generations to enjoy, or an investment with development upside, this tract delivers the versatility and setting to make it happen. The property is being offered in two 120 acre tracts as well. Call today to schedule a private showing!



PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **MISSOURI** | TOTAL ACRES: **240**

- Incredible location minutes from the heart of Potosi, MO
- Immediate timber harvest available to new owner
- Multiple access points
- Paved road access
- Great development potential
- Electric available
- Gently rolling topography
- Multiple build sites available
- Great hunting
- Interior trail system
- 1 hour 15 minutes from Saint Louis, MO

TRACT 1

ACRES: **120**



TRACT 2

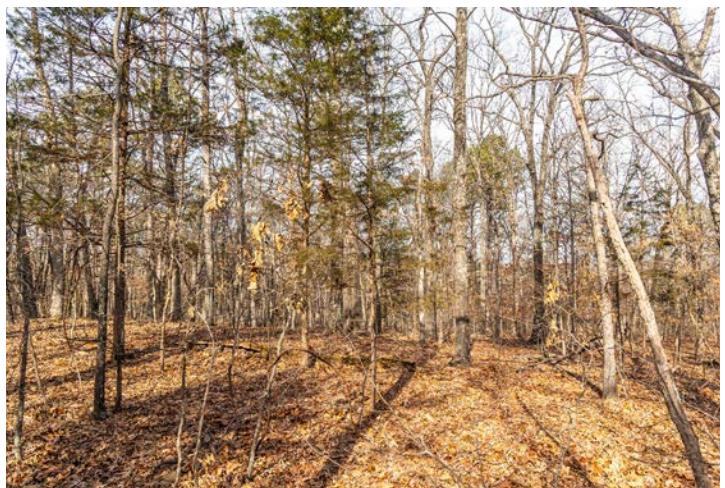
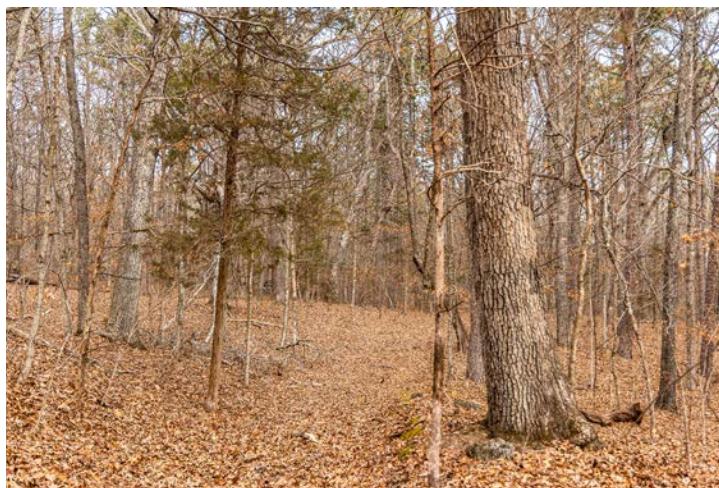
ACRES: **120**



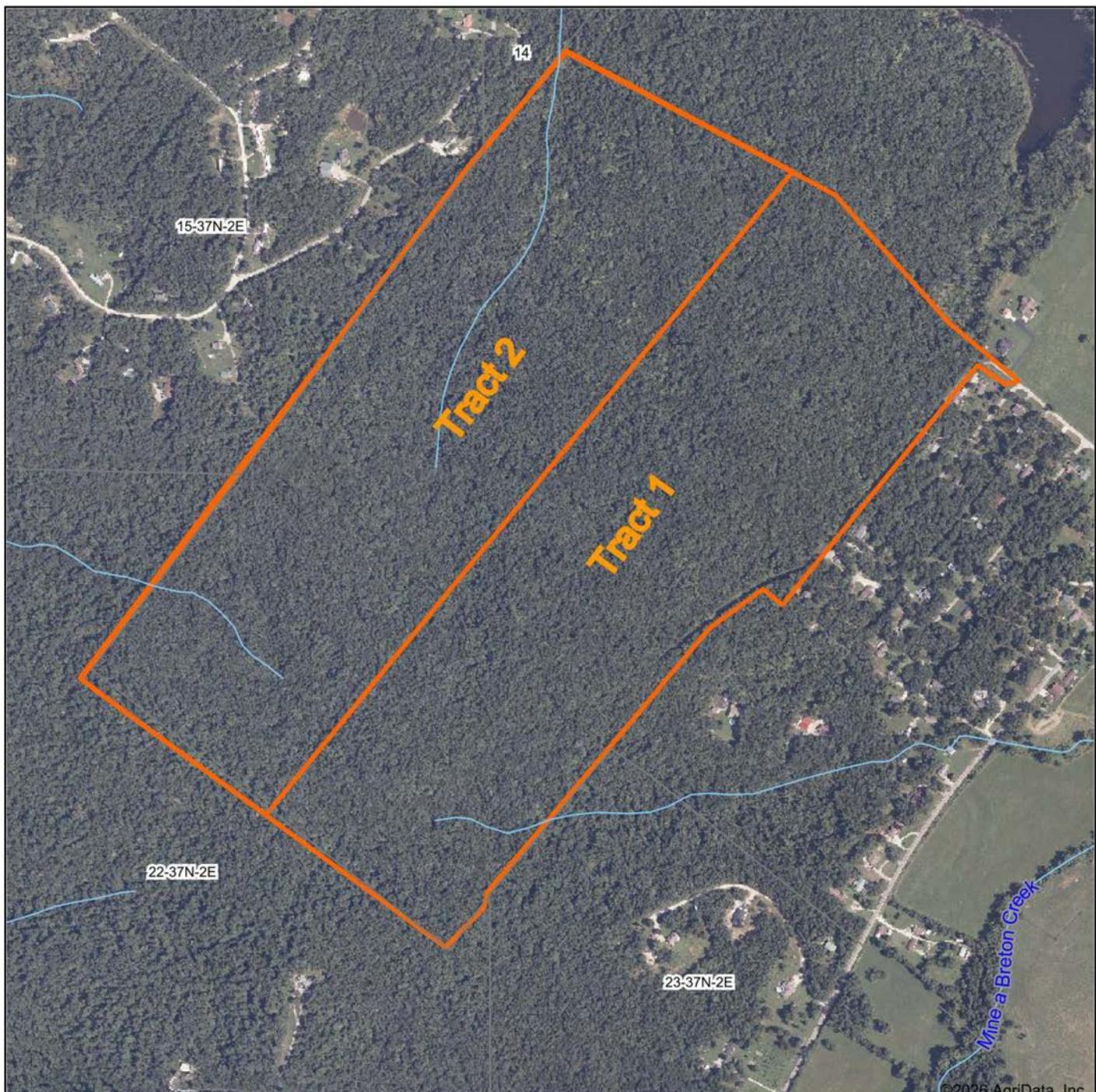
INTERIOR TRAIL SYSTEM



MULTIPLE BUILD SITES AVAILABLE



AERIAL MAP



Maps Provided By:



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Boundary Center: $37^{\circ} 55' 5.6$, $-90^{\circ} 47' 40.72$

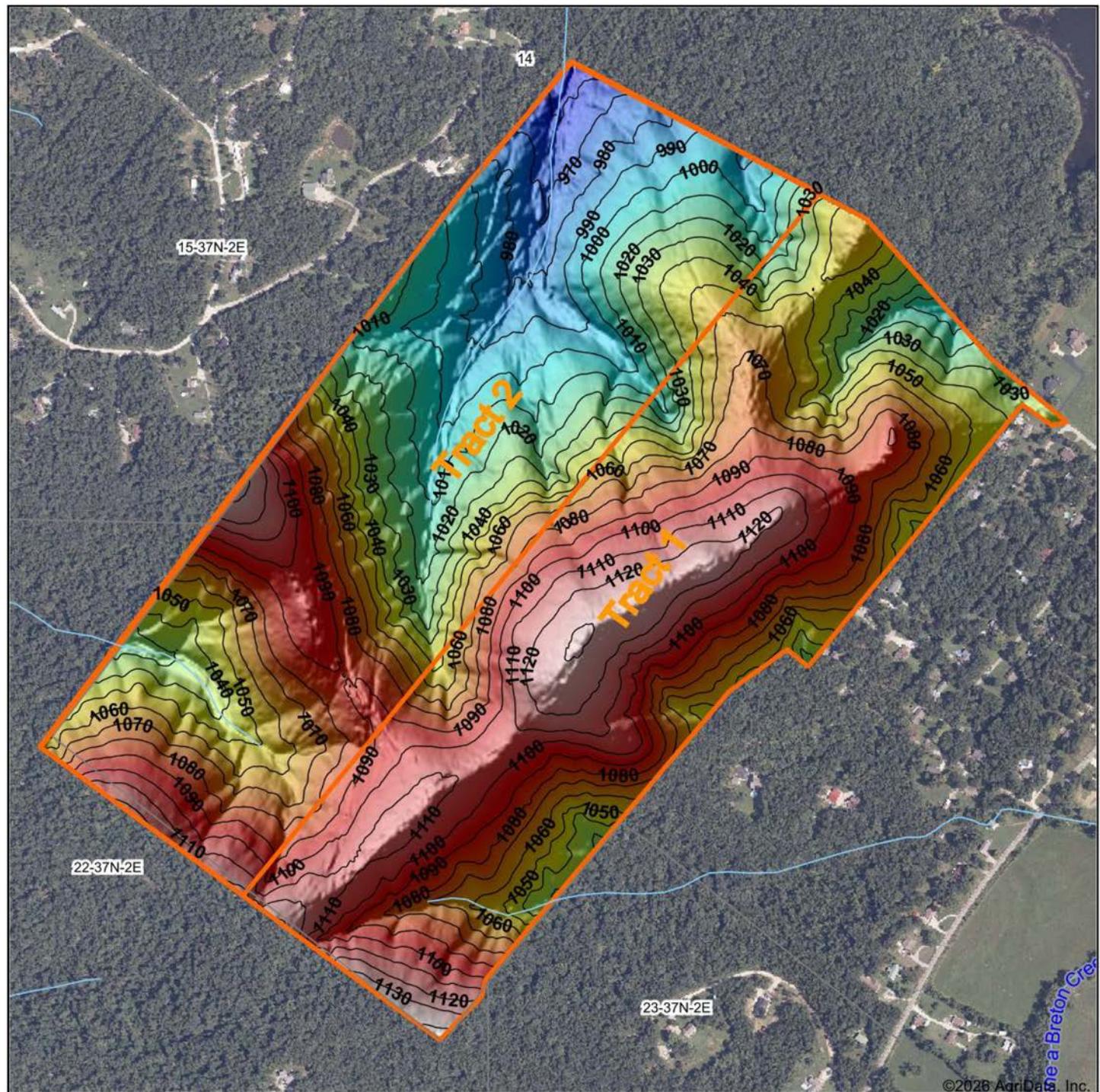
0ft 809ft 1618ft

Washington County
Missouri



1/30/2026

HILLSHADE MAP



Source: USGS 3 meter dem

0ft 739ft 1477ft

Interval(ft): 10

Min: 1,004.3



Washington County
Missouri

Max: 1,140.6

1/30/2026

Range: 136.3

Boundary Center: 37° 55' 5.6. -90° 47' 40.72

Average: 1,081.0

Standard Deviation: 28.97 ft



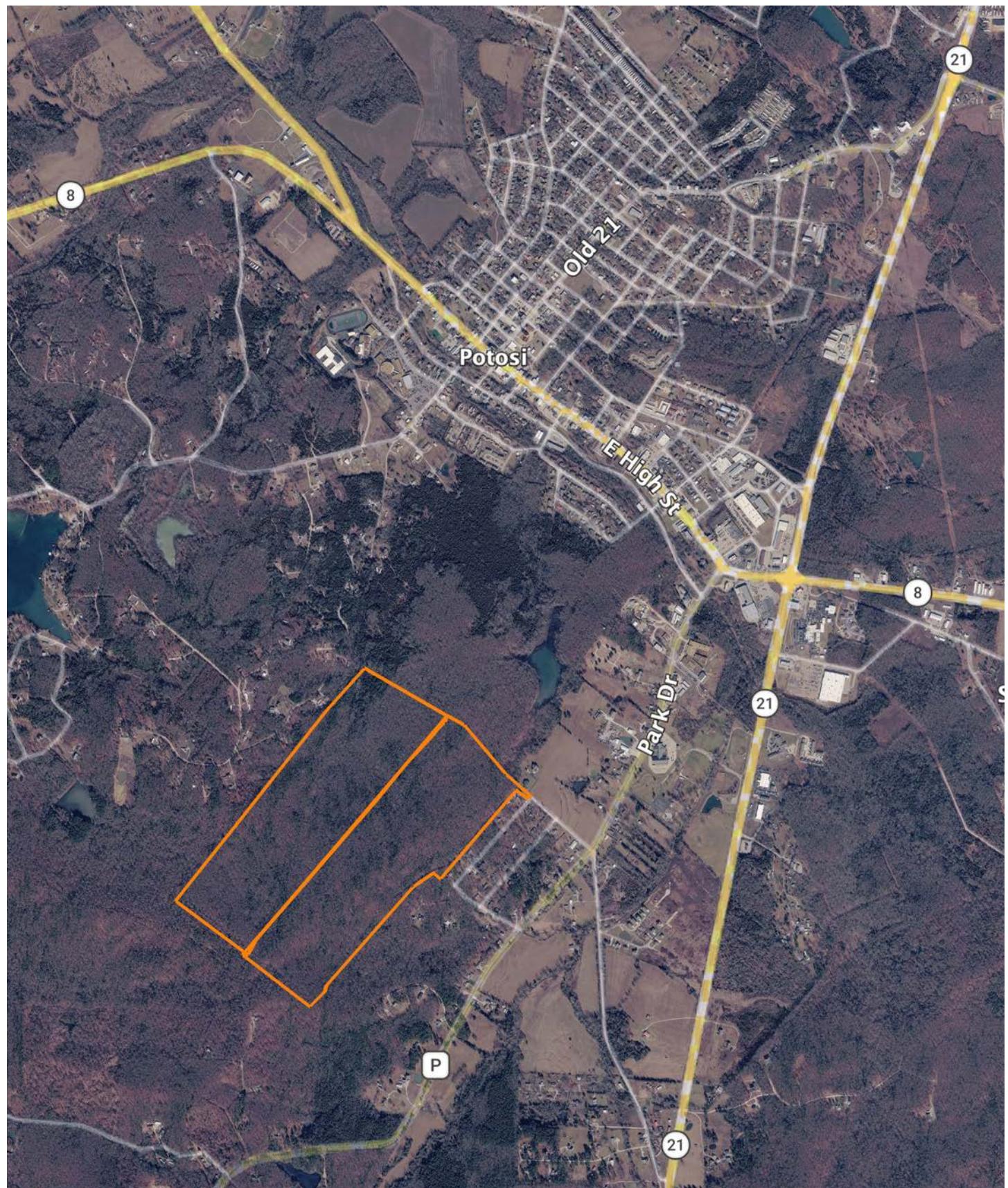
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OVERVIEW MAP



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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