

MIDWEST LAND GROUP PRESENTS

156.83 ACRES IN

WASHINGTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FANTASTIC DEVELOPMENT OPPORTUNITY IN THE HEART OF POTOSI, MISSOURI FEATURING A 12 ACRE LAKE

A great opportunity awaits with this remarkable 156.83 acre property offering the perfect blend of seclusion, natural beauty, and future potential. Anchored by a stunning 12 acre private lake, this tract features rolling terrain and numerous premium build sites overlooking the water and surrounding landscape.

Whether you're looking to create a private estate, develop income-producing rentals, establish a subdivision, or build a one-of-a-kind recreational retreat for hunting, fishing, and outdoor enjoyment, this property delivers endless possibilities. As you

enter the property, the front 5.26 acres sits within city limits along the right side of the road. The lake sits just off the main drive on the left, providing multiple scenic locations for a dream home or additional residences. Electric service is already in place near the entrance, and the property also features two natural springs.

With its combination of fantastic location, water, utilities, and development flexibility, this is a one-of-a-kind tract ready for your vision. Opportunities like this don't come around often.

PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **MISSOURI** | ACRES: **156.83**

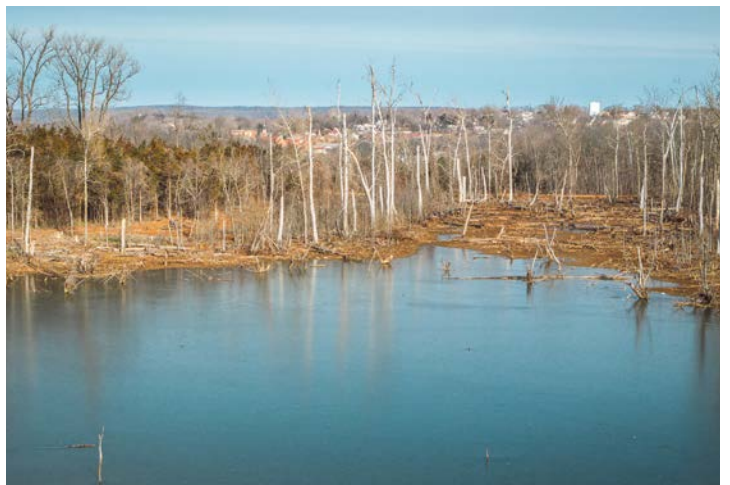
- Incredible location in the heart of Potosi, MO
- Beautiful 12 acre lake
- Paved road access
- Great development potential
- Electric available
- Gently rolling topography
- Multiple build sites available
- Great hunting
- Interior trail system
- 1 hour 15 minutes from St. Louis, MO



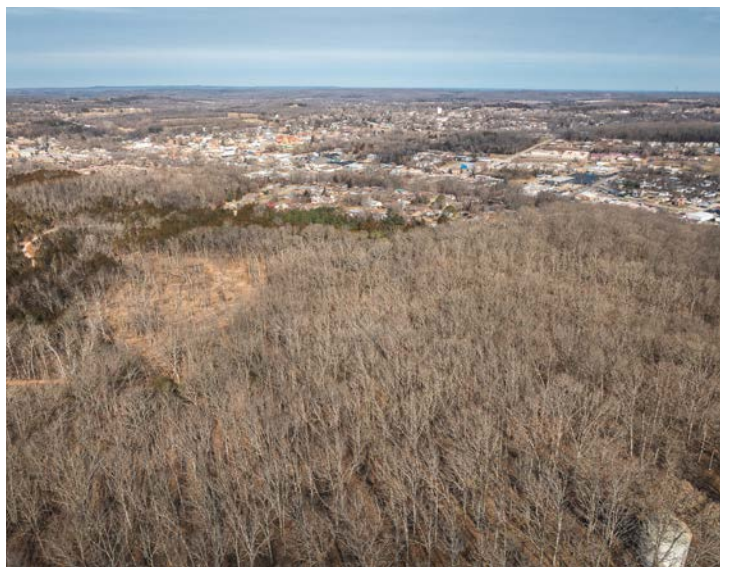
INTERIOR TRAIL SYSTEM



BEAUTIFUL 12 ACRE LAKE



GREAT DEVELOPMENT POTENTIAL



AERIAL MAP



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Boundary Center: 37° 55' 36.17, -90° 47' 17.31

0ft 1091ft 2183ft



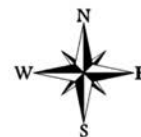
Maps Provided By:



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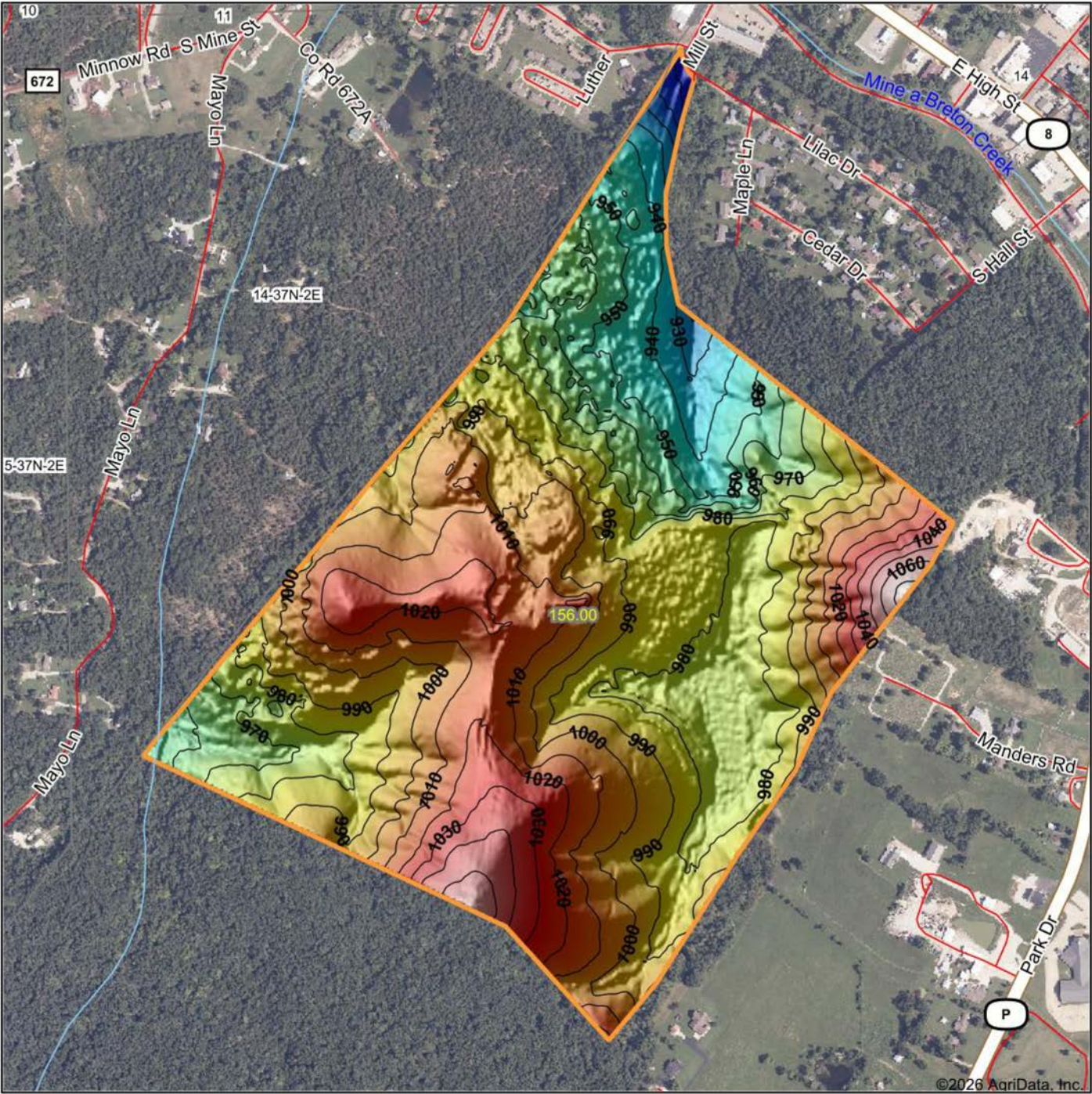
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Washington County
Missouri



2/16/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 10
Min: 895.1
Max: 1,073.2
Range: 178.1
Average: 989.7
Standard Deviation: 26.74 ft

0ft 701ft 1402ft

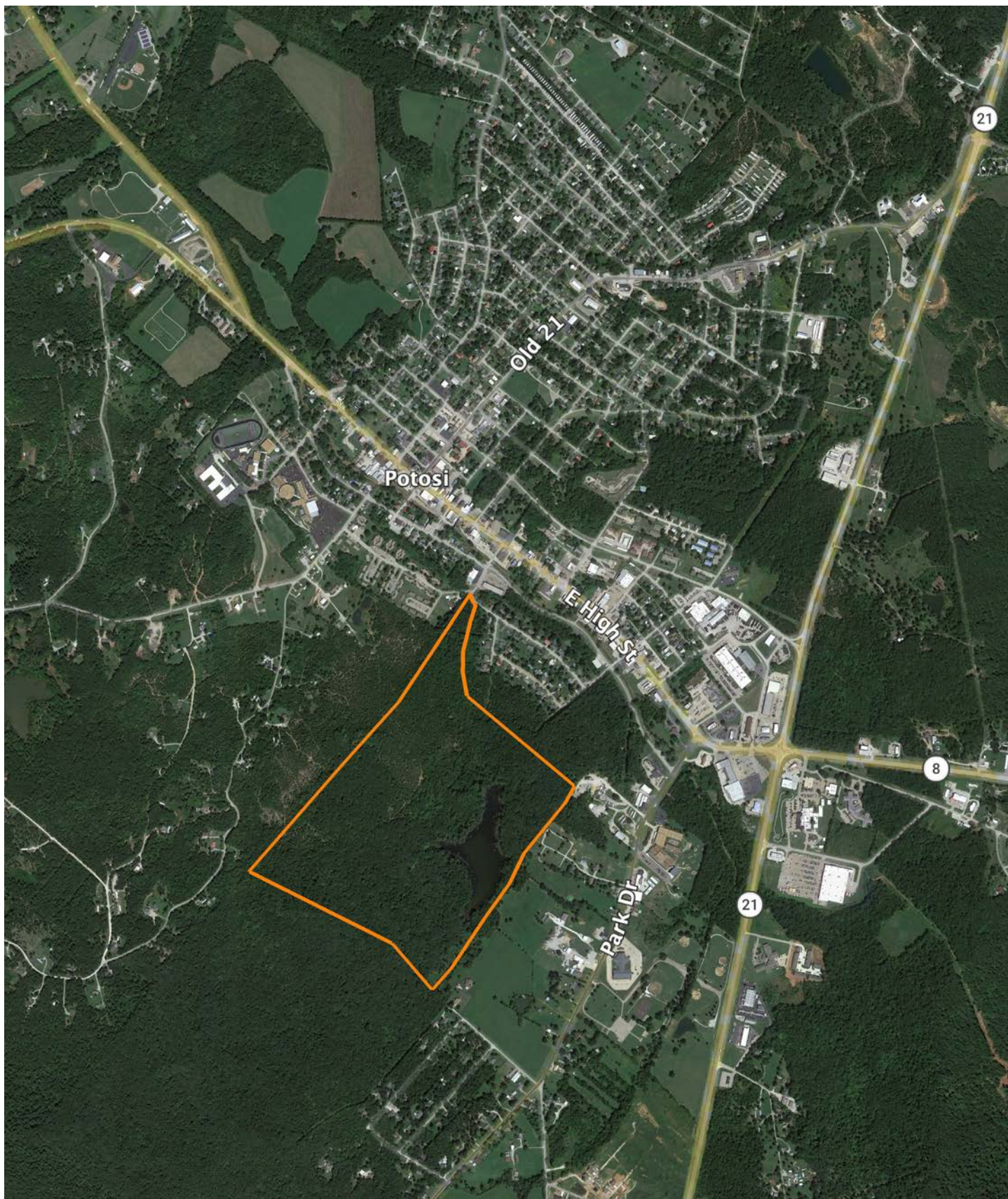


2/16/2026

**Washington County
Missouri**

Boundary Center: 37° 55' 36.17, -90° 47' 17.31

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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