

MIDWEST LAND GROUP PRESENTS

76 ACRES IN

SHANNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL SHANNON COUNTY, MISSOURI RETREAT ON 76 +/- ACRES

Tucked away at the end of a beautiful private drive sits this impressive 76.6 +/- acre recreational property featuring a beautiful home and a turn-key setup for the outdoor enthusiast. The 1.5-story home offers approximately 1,730 square feet of comfortable living space with 3 bedrooms and 2 bathrooms, with the third bedroom located in the loft area overlooking the main living space. Inside the home, you'll immediately notice the warm and inviting feel created by the beautiful hardwood floors, vaulted ceilings, and the natural character throughout. The kitchen is equipped with stainless steel appliances, a gas oven and range, and recently updated countertops and backsplash, making it both functional and stylish. A newer wood stove in the living area adds additional warmth and charm, complementing the home's central air and heat pump system for year-round comfort. The home also features covered front and back porches, perfect for relaxing and enjoying the peaceful surroundings. Recent exterior updates include a new metal roof and gutters, giving the home long-term durability and low maintenance.

The land itself is an outstanding mix of habitat and usability, consisting of approximately 12 acres of open ground with the balance in mature hardwood timber. The property has been thoughtfully maintained and

developed with hunting and recreation in mind. Several established food plots are already in place, along with warm-season grasses that provide excellent bedding cover for wildlife. A well-maintained interior trail system allows easy navigation throughout the farm and provides quiet access to stand locations. Wildlife water tubs have been strategically placed, and the property includes two custom elevated box blinds along with a hay bale-style blind. For shooting enthusiasts, the property even features an impressive 300-yard shooting range.

Additional improvements make this property highly functional for both recreation and storage. A 28'x42' insulated shop with electric, heating, cooling, and blown insulation provides an excellent workspace or equipment storage area. There is also a three-bay carport with an attached equipment shed featuring electric and concrete flooring, along with a three-sided, three-bay pole barn-style shed that offers additional covered storage for tractors, ATVs, and implements. Whether you are searching for a full-time residence, a weekend hunting retreat, or a legacy recreational property, this farm offers privacy, comfort, and a well-developed landscape ready to enjoy from day one. Give me a call today for your own private tour!



PROPERTY FEATURES

COUNTY: **SHANNON** | STATE: **MISSOURI** | ACRES: **76**

- Beautiful 3 bedroom, 2 bath home
- 28'x42' insulated shop with electric, heat and AC
- Approximately 12 acres of open ground
- Interior trail system
- 3-sided 3-bay pole barn-style shed
- Thoughtfully designed and managed for wildlife
- Warm-season grass plot
- Multiple food plots
- 2 custom elevated hunting blinds
- Custom hay bale blind
- Mature timber
- Wildlife watering tubs in place
- Located near thousands of acres of National Forest
- Close proximity to recreation hotspots - Jacks Fork River and Eleven Point River



1,730 SQUARE FOOT HOME

Inside the home, you'll immediately notice the warm and inviting feel created by the beautiful hardwood floors, vaulted ceilings, and the natural character throughout.



3 BEDROOM, 2 BATHROOM



CUSTOM BLINDS

Wildlife water tubs have been strategically placed, and the property includes two custom elevated box blinds along with a hay bale-style blind.

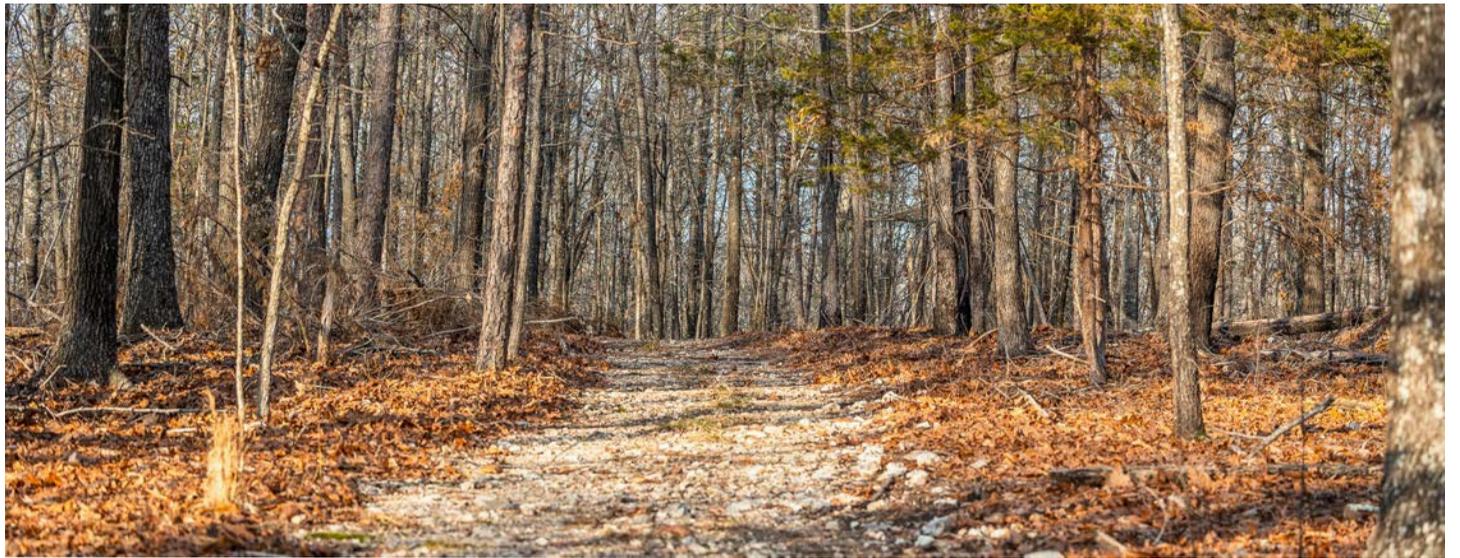


76 +/- WELL-MAINTAINED ACRES

The land itself is an outstanding mix of habitat and usability, consisting of approximately 12 acres of open ground with the balance in mature hardwood timber. Several established food plots are already in place, along with warm-season grasses that provide excellent bedding cover for wildlife.



TRAIL SYSTEM



SHOP, CARPORT & SHED



AERIAL MAP



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Boundary Center: 37° 1' 49.27, -91° 30' 53.66



Maps Provided By:



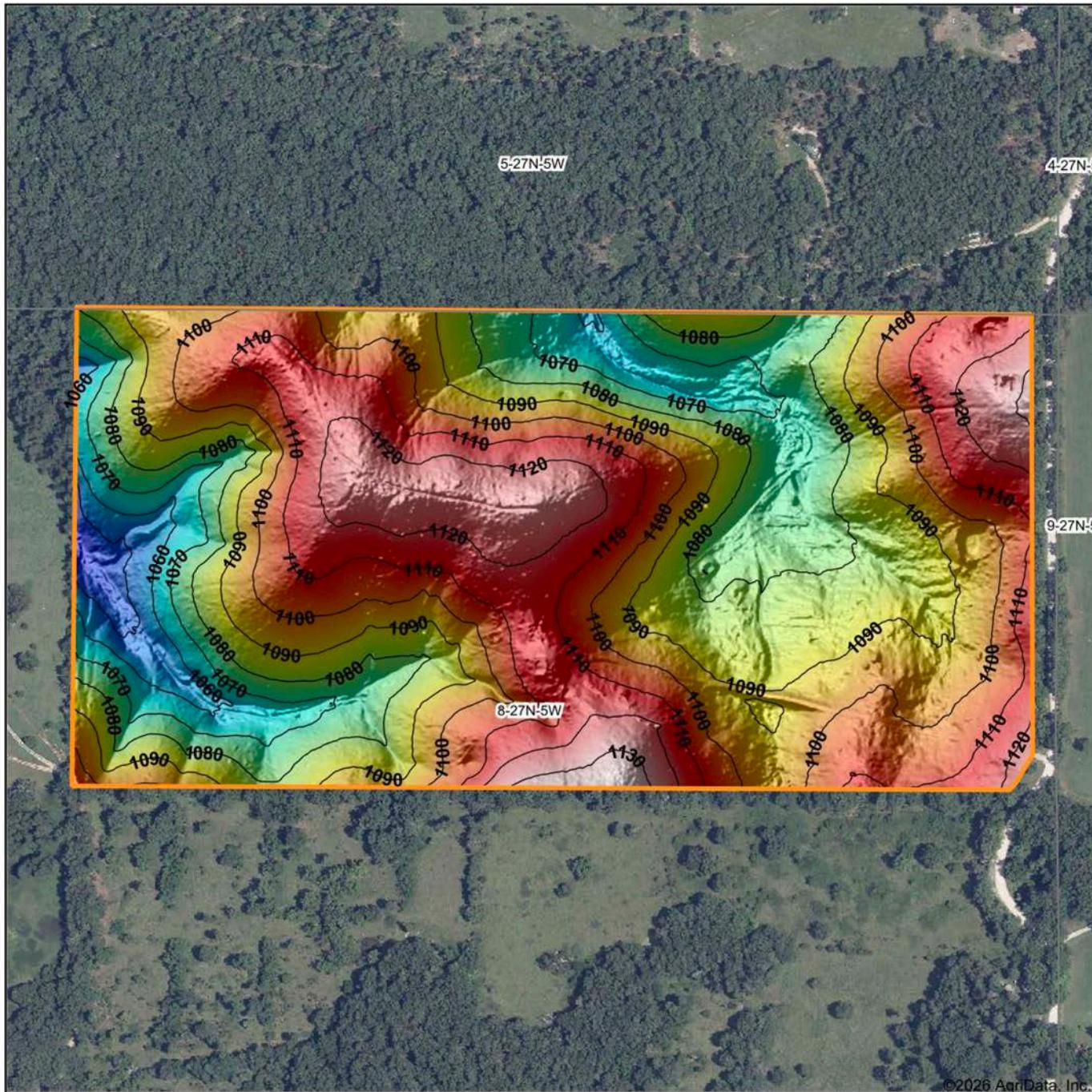
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8-27N-5W
Shannon County
Missouri



3/10/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,041.4

Max: 1,135.6

Range: 94.2

Average: 1,094.1

Standard Deviation: 18.6 ft

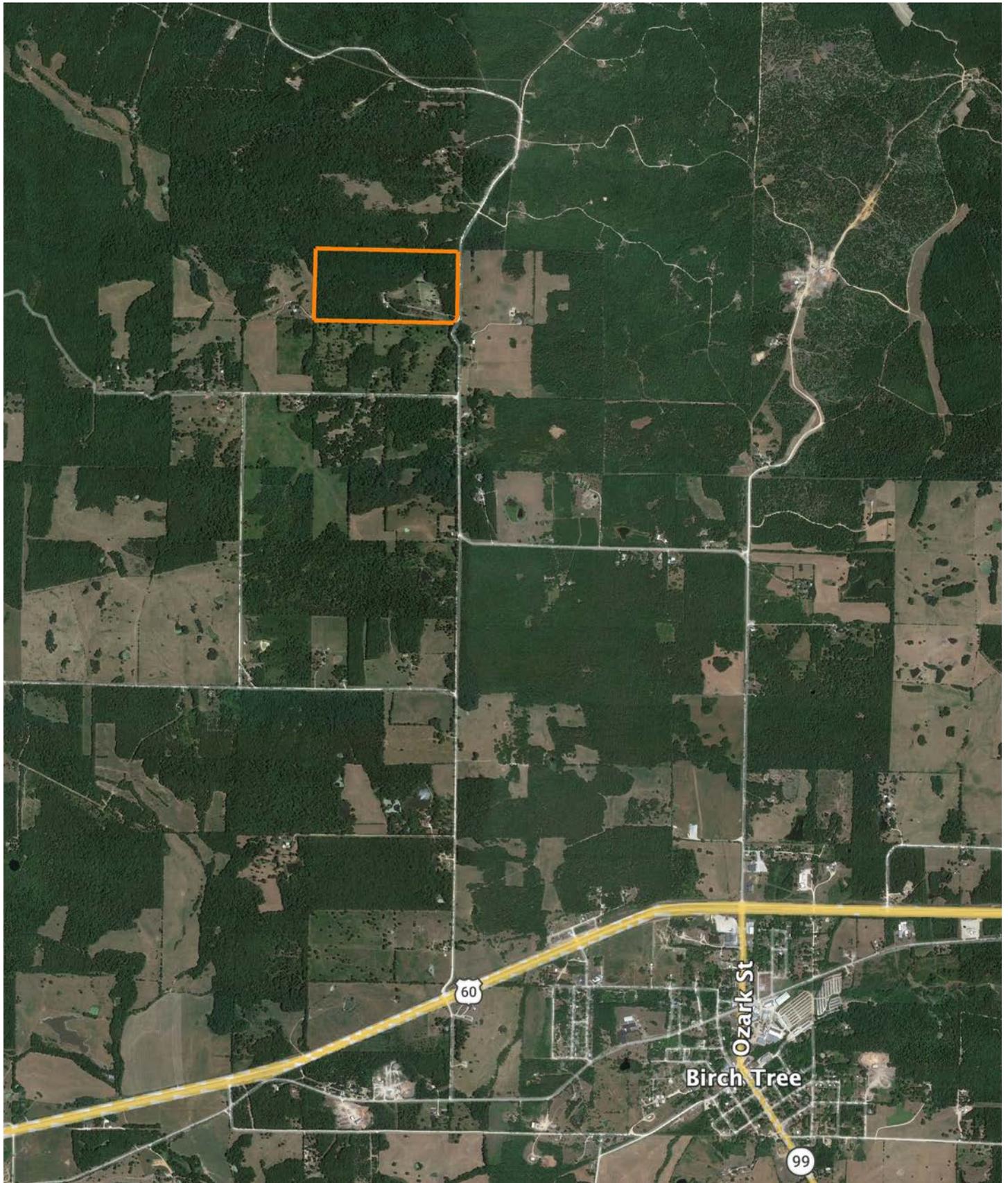


3/10/2026

8-27N-5W
Shannon County
Missouri

Boundary Center: 37° 1' 49.27, -91° 30' 53.66

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

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