

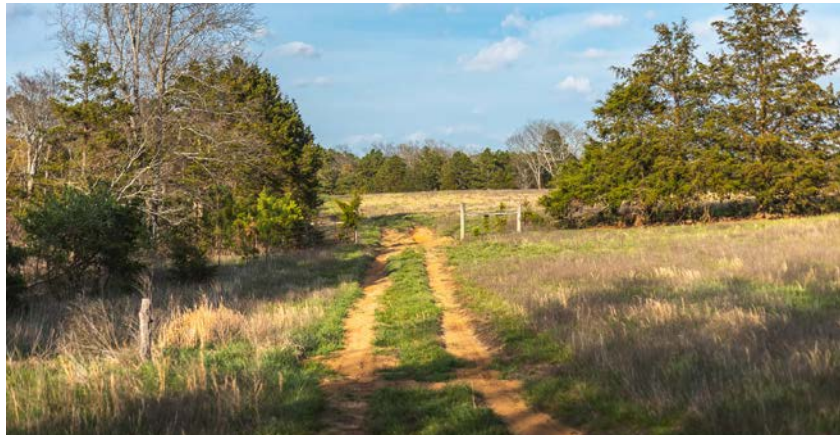
MIDWEST LAND GROUP PRESENTS



# SAINTE GENEVIEVE COUNTY, MO

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281 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TRULY UNIQUE 281 +/- ACRES IN SAINTE GENEVIEVE COUNTY

This exceptional 281 +/- acre farm in Sainte Genevieve County, Missouri, offers a rare combination of scenic beauty, agricultural opportunity, and premier recreational appeal. With nearly a mile of Terre Bleue Creek frontage, the land is highlighted by stunning sandstone cliffs and ledges that create a truly picturesque setting you have to see to appreciate.

Approximately 80 acres are in open pasture, making it ideal for livestock grazing or hay production. The balance of the property is made up of timber, featuring a healthy mix of hardwoods and pines that provide both aesthetic value and excellent wildlife habitat. Several potential food plot locations are scattered throughout, enhancing the property's already outstanding hunting potential. This farm is loaded with deer and turkey, making it a turn-key recreational tract for the avid outdoorsman.

A beautiful 1.5 acre stocked pond adds both functionality and charm, offering fishing opportunities and a reliable water source for wildlife and livestock.

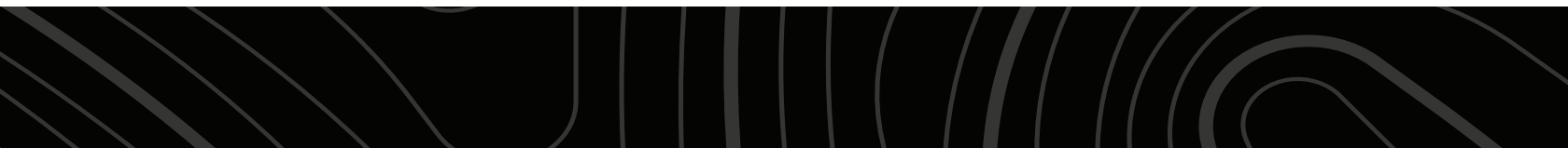
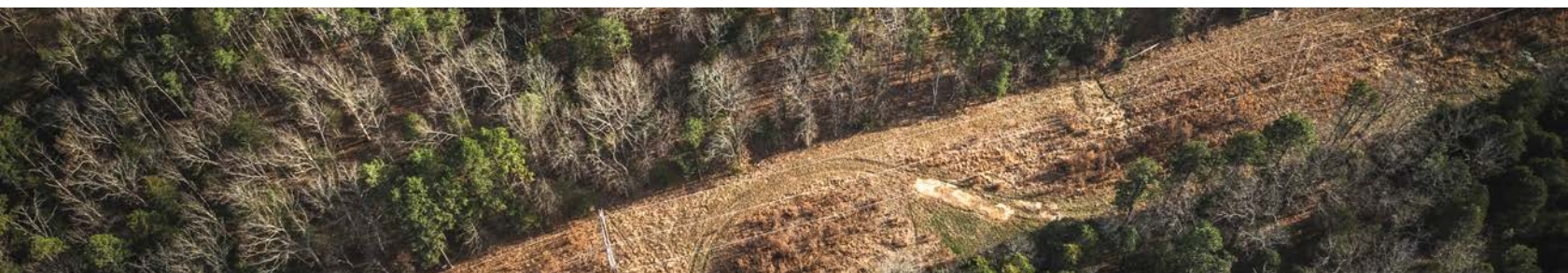
The property is easily accessible with road frontage along Pinkston Road and offers multiple prime building sites

with breathtaking views of the surrounding landscape—perfect for a permanent residence, weekend retreat, or hunting lodge.

Improvements include two homes and several outbuildings, providing immediate usability and flexibility. The main residence is a 3-bedroom, 1-bath all-brick home with a full basement. A second 3-bedroom, 2-bath manufactured home offers additional living space for guests, family, or rental potential. Supporting structures include a 27'x30' garage with a concrete floor and electric, as well as a newer 40'x60' metal building with electric—ideal for equipment storage, workshop space, or agricultural use.

Conveniently located just 15 minutes from Farmington and Bloomsdale, this property offers the perfect balance of privacy and accessibility. You'll also enjoy close proximity to several local wineries, adding to the recreational and lifestyle appeal of this incredible tract.

Whether you're looking for a working farm, hunting retreat, or a scenic place to build your dream home, this property checks all the boxes.



# PROPERTY FEATURES

COUNTY: **SAINTE GENEVIEVE** | STATE: **MISSOURI** | ACRES: **281**

- 1 mile of Terre Bleue Creek frontage
- Unique sandstone cliffs and ledges
- 80 acres of open usable pasture
- Stocked pond
- Multiple food plot locations available
- Great deer and turkey hunting
- Awesome build sites with scenic views
- Paved road frontage
- New 40'x60' outbuilding
- 3 bed, 1 bath brick home
- 2 wells on property
- Close to local wineries
- 15 minutes from Farmington, MO, and Bloomsdale, MO
- Just over an hour from St. Louis, MO



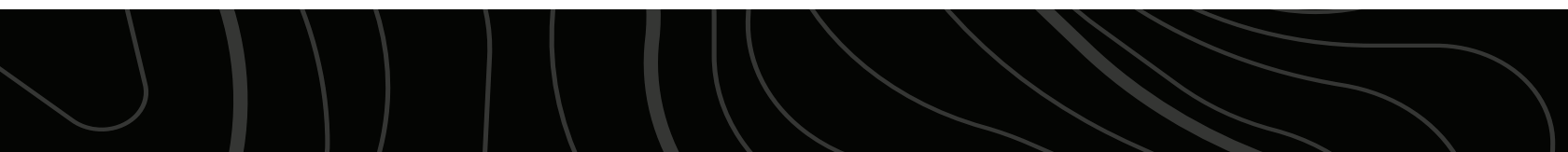
# HOMES & OUTBUILDINGS

The main residence is a 3-bedroom, 1-bath all-brick home with a full basement. A second 3-bedroom, 2-bath manufactured home offers additional living space for guests, family, or rental potential. Supporting structures include a 27'x30' garage with a concrete floor and electric, as well as a newer 40'x60' metal building with electric—ideal for equipment storage, workshop space, or agricultural use.



# 1 MILE OF TERRE BLEUE CREEK FRONTAGE

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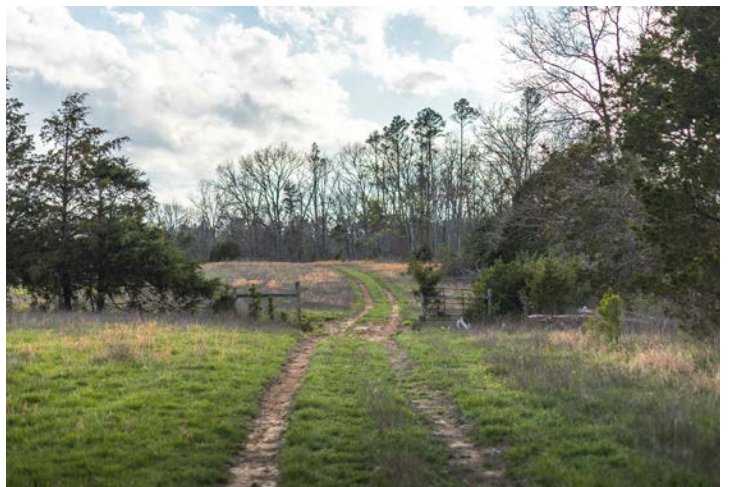
# HEALTHY MIX OF HARDWOODS & PINES

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## 80 ACRES OF USABLE PASTURE

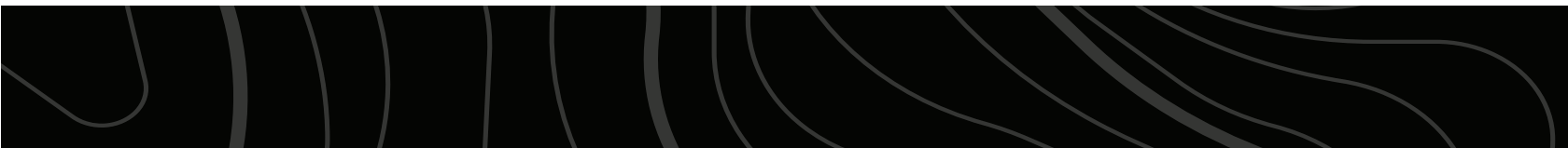
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# STOCKED POND

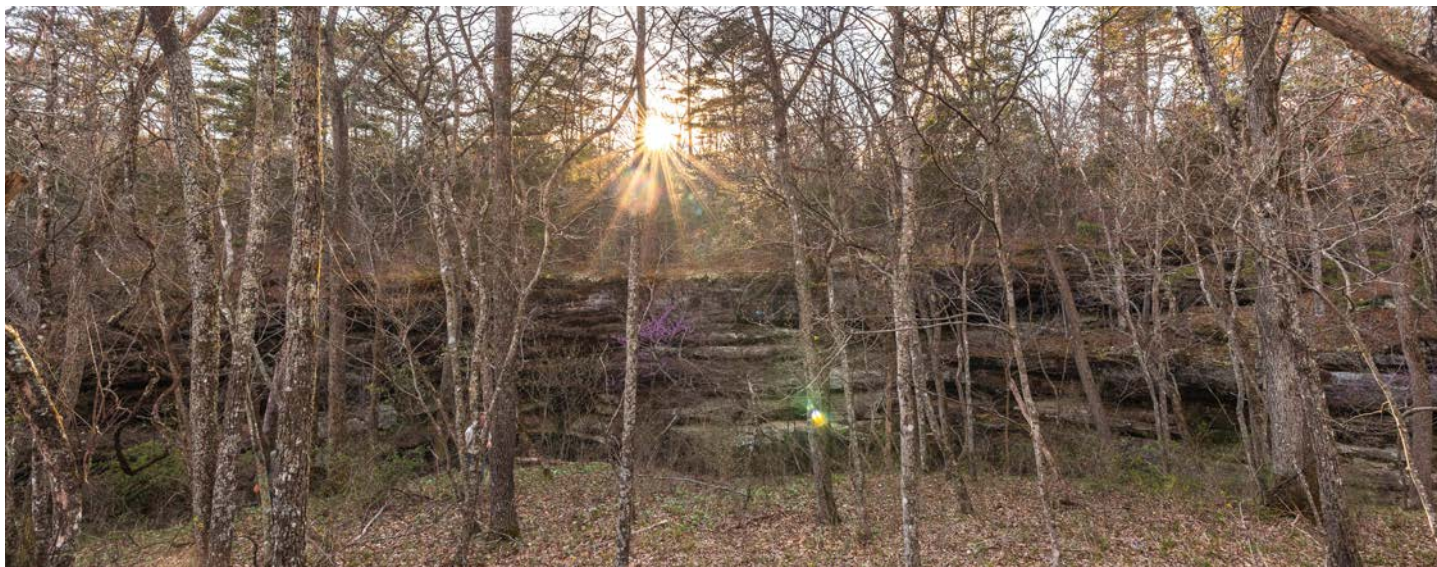
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A beautiful 1.5 acre stocked pond adds both functionality and charm, offering fishing opportunities and a reliable water source for wildlife and livestock.

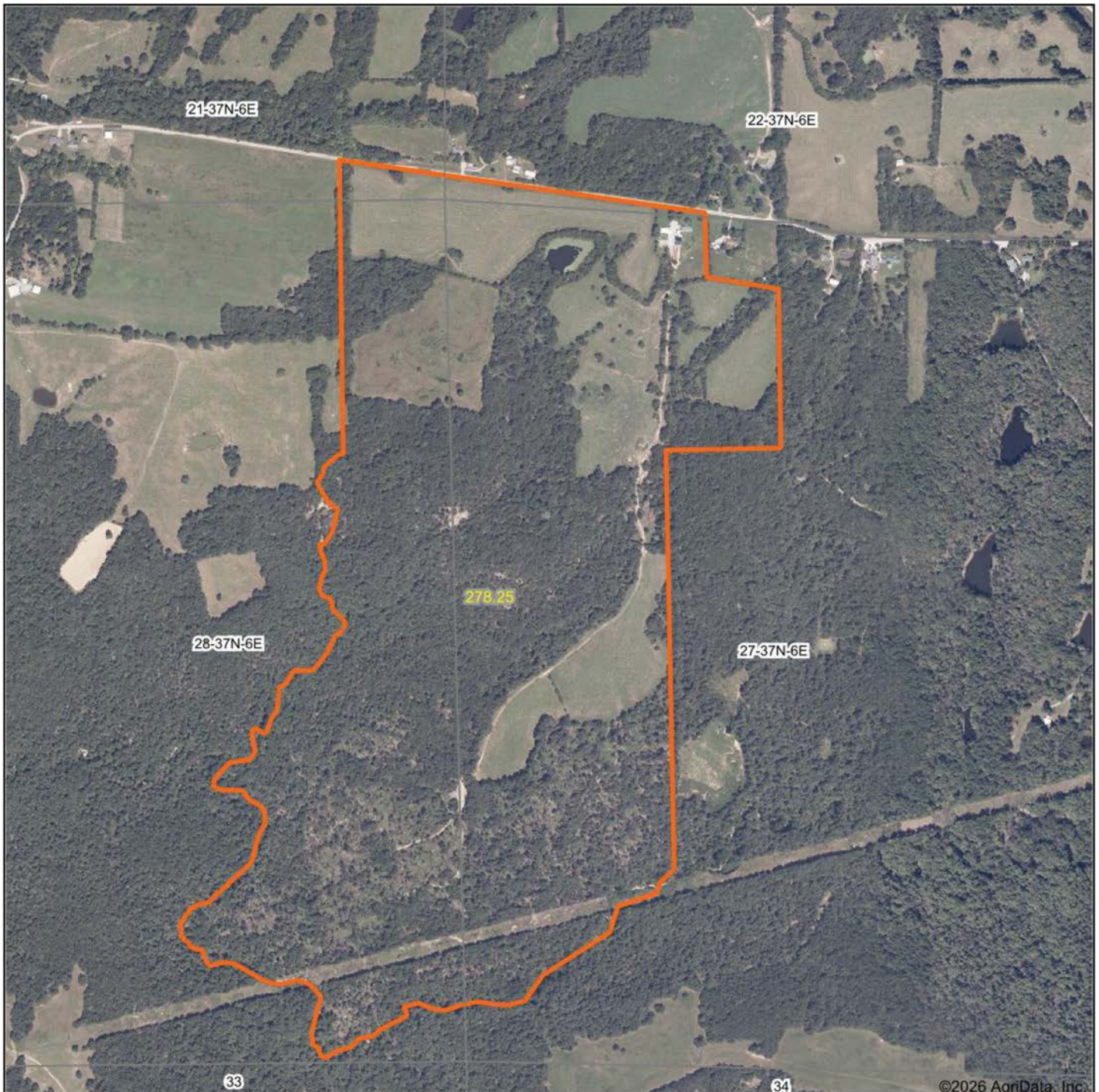


# FANTASTIC HUNTING POTENTIAL

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# AERIAL MAP



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Boundary Center: 37° 53' 14.6, -90° 21' 46.54



Maps Provided By:



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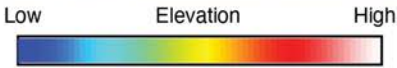
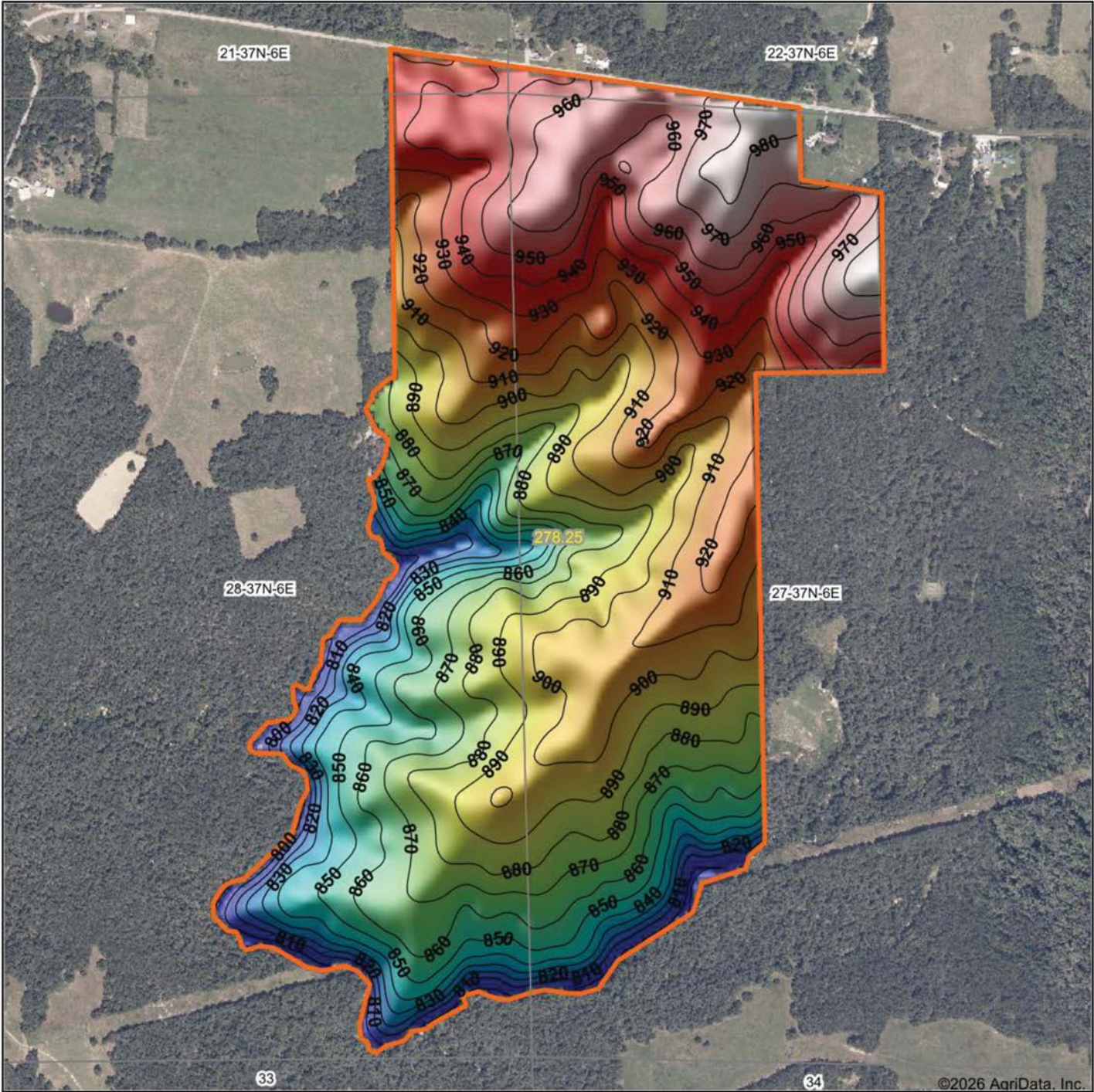
www.AgriDataInc.com

**27-37N-6E**  
**Ste. Genevieve County**  
**Missouri**

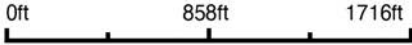


4/6/2026

# HILLSHADE MAP



Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 797.0  
 Max: 984.9  
 Range: 187.9  
 Average: 897.1  
 Standard Deviation: 44.52 ft



4/6/2026

**27-37N-6E**  
**Ste. Genevieve County**  
**Missouri**

Boundary Center: 37° 53' 14.6, -90° 21' 46.54



Maps Provided By:



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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  
**636.465.9445**  
JStokes@MidwestLandGroup.com



**MidwestLandGroup.com**

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