

MIDWEST LAND GROUP PRESENTS



REYNOLDS COUNTY, MO

42 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

2-STORY LOG HOME ON 42 +/- ACRES MINUTES FROM LESTERVILLE, MISSOURI CLOSE TO BLACK RIVER

Tucked away just a few miles outside of Lesterville with excellent access off Highway 21, this beautiful 42 +/- acre property offers the perfect blend of privacy, recreation, and country living in the heart of the Ozarks. The 2-story log home features 4 bedrooms, 2 bathrooms, a full basement, and a covered front porch ideal for enjoying the peaceful surroundings and abundant wildlife. Approximately 10 +/- acres are open and suitable for pasture or hobby farming, while the balance of the acreage is covered in hardwood timber, providing

excellent hunting and outdoor opportunities. Mill Creek runs through the front portion of the property, adding scenic charm. Improvements include a 30'x40' pole barn and an outdoor wood furnace for supplemental heat. Located just minutes from the Black River, this property is perfectly suited for a full-time residence, weekend getaway, or small hobby farm operation. An added bonus is the older cabin (needs work) located near the highway frontage, complete with its own well and septic system.



PROPERTY FEATURES

COUNTY: **REYNOLDS** | STATE: **MISSOURI** | ACRES: **46**

- 2-story log home - 4 bed, 2 bath
- 42 +/- acres
- Hardwood timber
- Great access off Highway 21
- small older cabin with well and septic (needs work)
- 30'x40' pole barn
- Outdoor wood furnace
- 10 +/- acres open pasture
- Mill Creek runs through the property
- Minutes from Black River
- 2 hours from Saint Louis, MO

2-STORY LOG HOME

The 2-story log home features 4 bedrooms, 2 bathrooms, a full basement, and a covered front porch ideal for enjoying the peaceful surroundings and abundant wildlife.



ADDITIONAL INTERIOR PHOTOS



SMALL OLDER CABIN



30'X40' POLE BARN

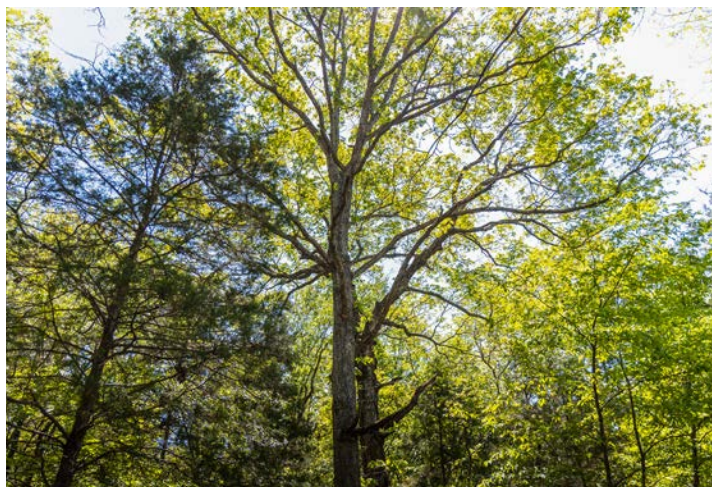
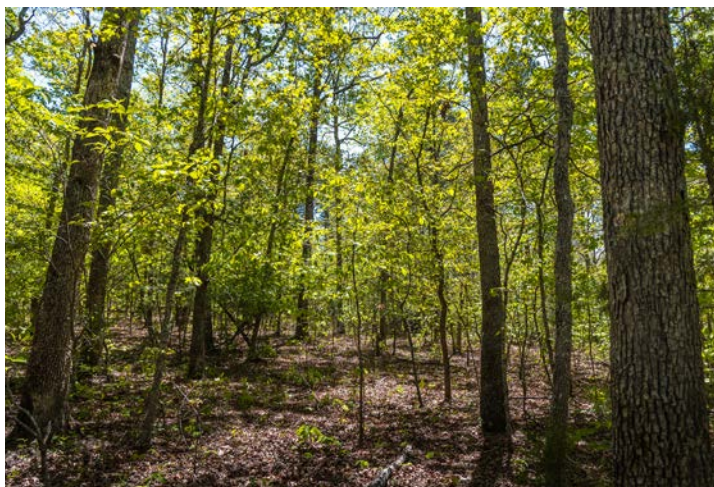


10 +/- ACRES OF OPEN PASTURE

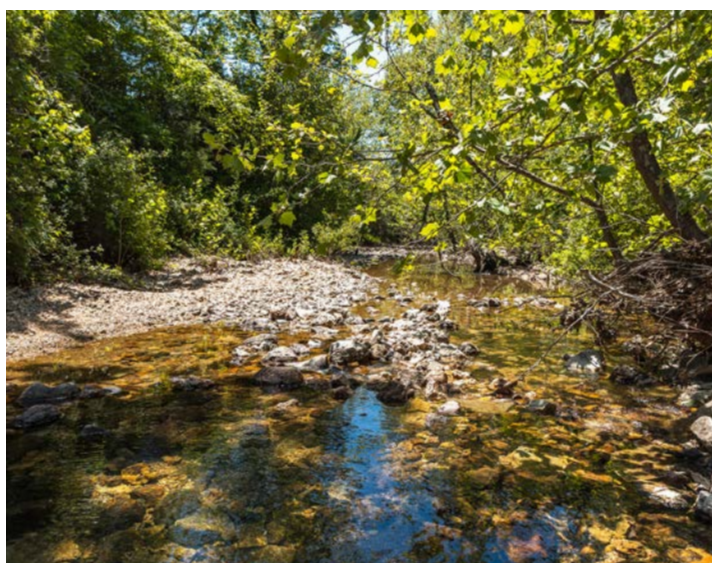
Approximately 10 +/- acres are open and suitable for pasture or hobby farming, while the balance of the acreage is covered in hardwood timber, providing excellent hunting and outdoor opportunities.



HARDWOOD TIMBER



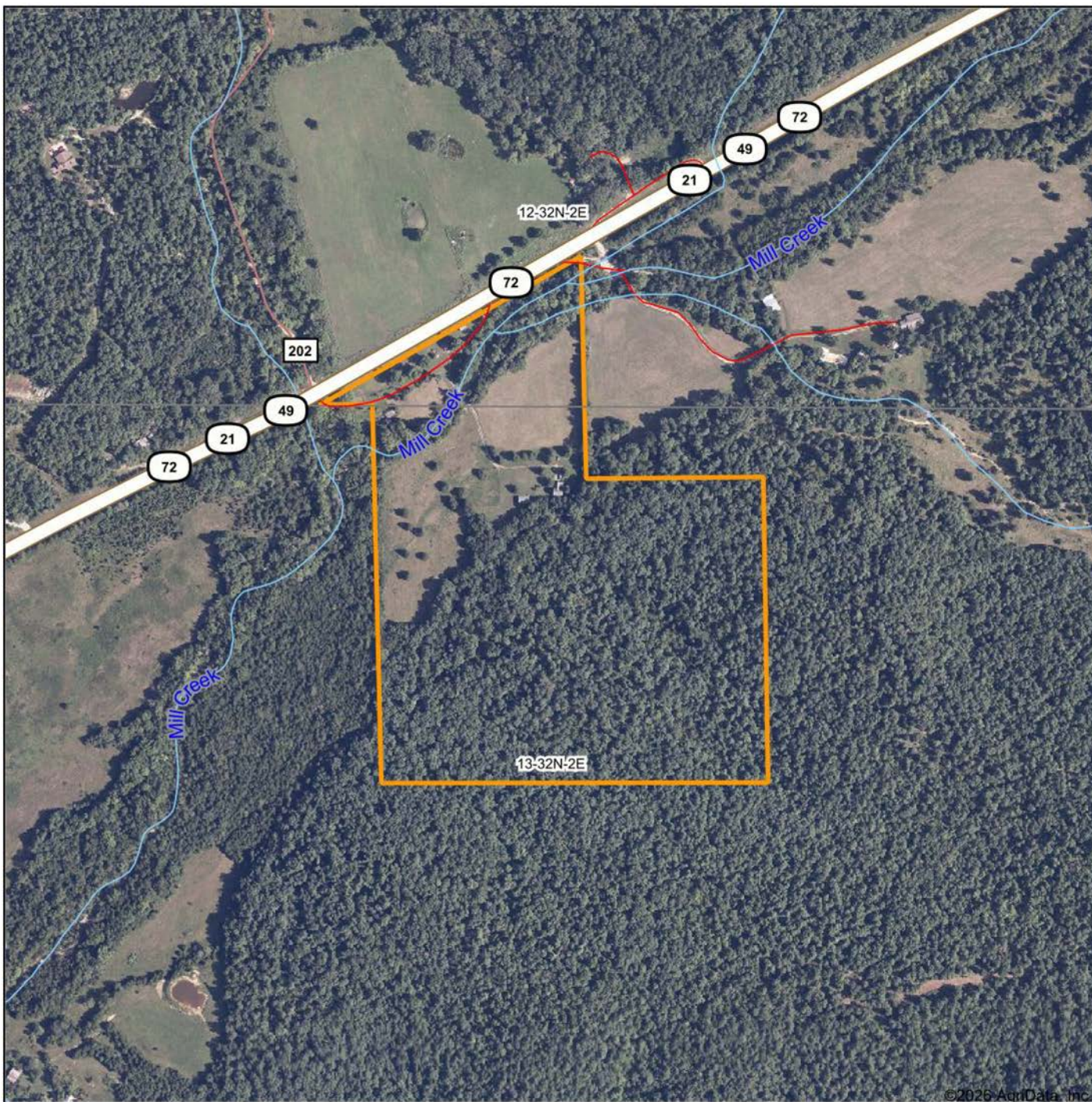
MILL CREEK RUNS THROUGH THE PROPERTY



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 27' 28.94, -90° 46' 43.32



Maps Provided By:



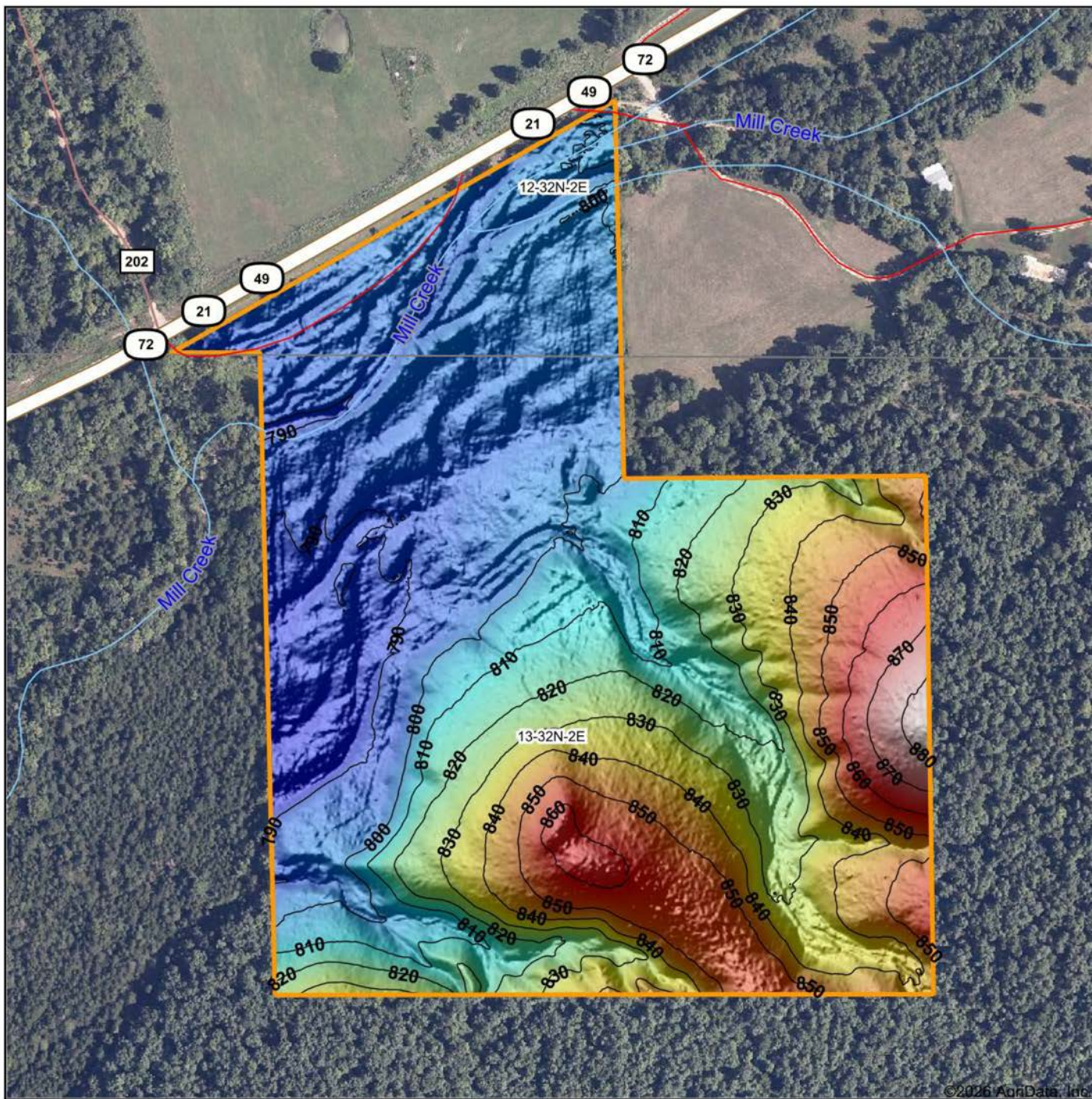
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13-32N-2E
Reynolds County
Missouri



4/17/2026

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 784.7

Max: 885.1

Range: 100.4

Average: 817.2

Standard Deviation: 24.21 ft

0ft 320ft 641ft

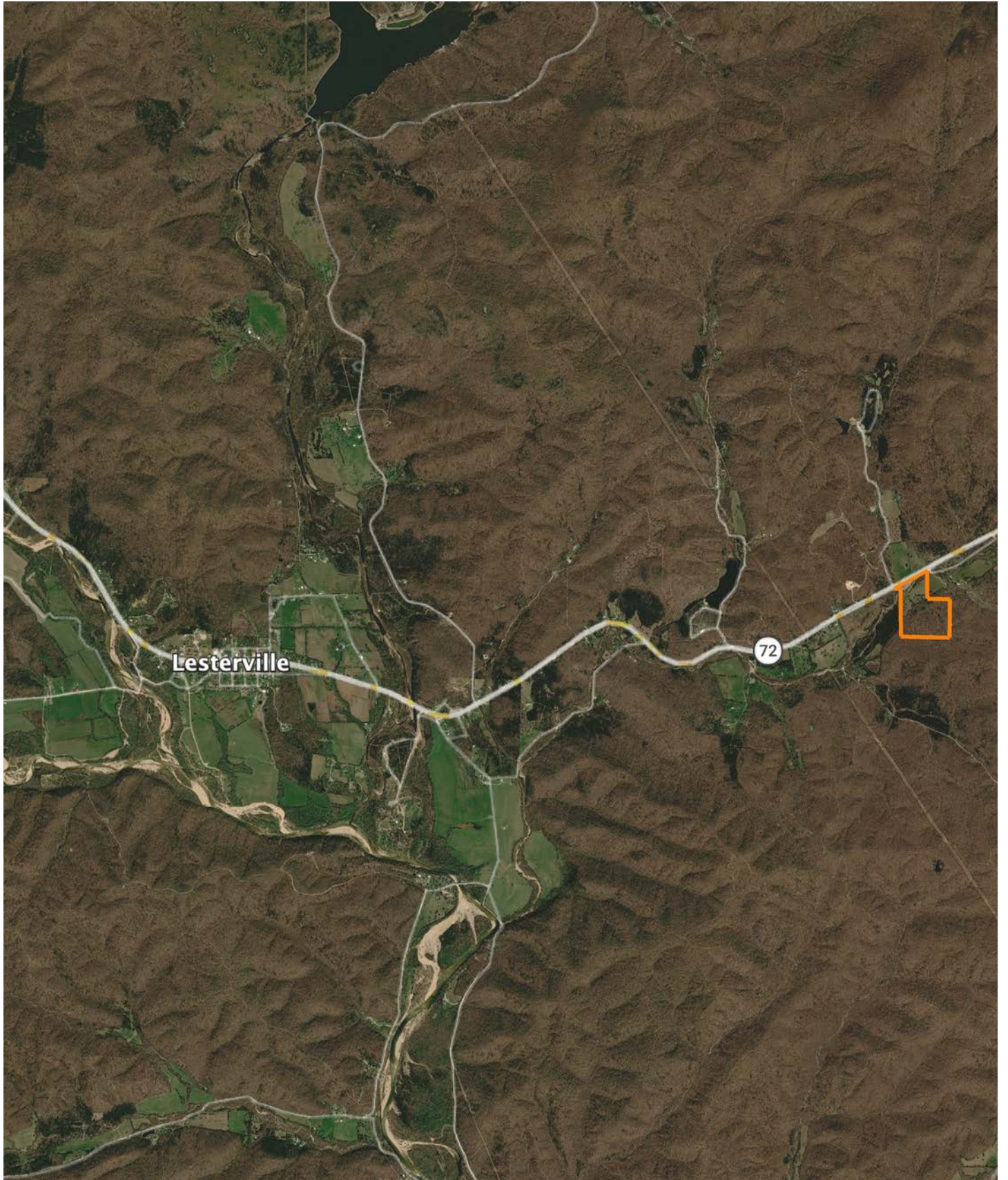


4/17/2026

13-32N-2E
Reynolds County
Missouri

Boundary Center: 37° 27' 28.94, -90° 46' 43.32

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.



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