

MIDWEST LAND GROUP PRESENTS

81 ACRES

# IRON COUNTY, MO

3211 COUNTY ROAD 118, ANNAPOLIS, MISSOURI, 63620



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# OZARK VIEW RETREAT ON 81 +/- ACRES WITH BARNDOMINIUM AND CABIN

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Discover this exceptional 81 +/- acre property in Iron County, Missouri, offering stunning Ozark Mountain views, quality improvements, and endless recreational opportunities. Perched atop a scenic ridge, the property features a beautiful mix of open ground and mature timber, providing both privacy and functionality. Approximately 2 acres of open field in the valley create an ideal food plot location for deer and turkey, making this a great property for wildlife enthusiasts. Whether you're looking for a full-time residence, hunting retreat, family compound, or weekend getaway, this property offers the versatility to fit a variety of needs.

The centerpiece of the property is a beautifully finished 40'x60' barndominium featuring 2 bedrooms, 1.5 baths, and an open-concept layout. Tall ceilings and a floor-to-ceiling stone wood-burning fireplace create a warm and inviting atmosphere, while the custom kitchen offers solid-surface countertops, custom cabinetry, a large island, and a propane cooktop. Additional features include central heat and air, an oversized glass-block shower, custom closets, and a cedar-lined closet. The covered front porch and wrap-around side porch with Sunsetter shade provide the perfect place to relax and enjoy the surrounding views.

A furnished 3 bedroom, 1 bath cabin provides additional space for family and guests or the potential for Airbnb and short-term rental income. Featuring a wood-burning stove, its own septic system, and a covered front porch overlooking a beautiful herb garden, the cabin adds both charm and flexibility to the property.

Additional improvements include a 40'x60' pole barn with electric, water, concrete flooring, dual sliding doors for drive-through access, built-in cabinets, and workbenches. A 25'x12' enclosed wood shed with concrete floor and electric service offers excellent storage, while the 30-foot round above-ground pool with surrounding deck provides a great place to cool off during the summer months.

Located in one of Missouri's premier outdoor recreation areas, you'll be just minutes from the Black River, Ozark Trail, Elephant Rocks State Park, and Johnson's Shut-Ins State Park. This property is conveniently located less than two hours from St. Louis. Properties offering this combination of acreage, views, improvements, rental potential, and access to some of Missouri's best outdoor recreation are hard to find.

# PROPERTY FEATURES

COUNTY: **IRON** | STATE: **MISSOURI** | ACRES: **81**

- 40'x60' 2 bed, 1.5 bath barndominium
- 40'x60' pole barn with concrete, electric, and water
- 25'x12' enclosed storage with concrete and electric
- Mature timber
- 2 acre field in valley perfect for food plots
- Furnished 3 bed, 1 bath cabin perfect for guests or short-term vacation rental
- Good hunting
- 30 ft. round pool with deck
- 2 hours from St. Louis, MO
- Located in great recreational area - close to Black River, Johnson Shut-Ins, and Elephant Rocks State Park



# 40'X60' 2 BED, 1.5 BATH BARNDOMINIUM

The centerpiece of the property is a beautifully finished 40'x60' barndominium featuring 2 bedrooms, 1.5 baths, and an open-concept layout.



# FURNISHED 3 BED, 1 BATH CABIN



## 30 FT. ROUND POOL WITH DECK

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## 40'X60' POLE BARN

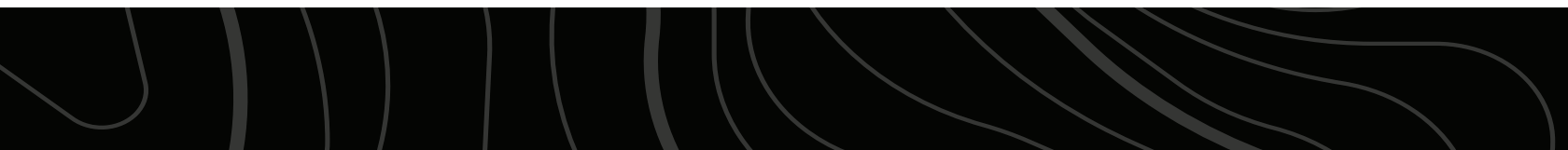
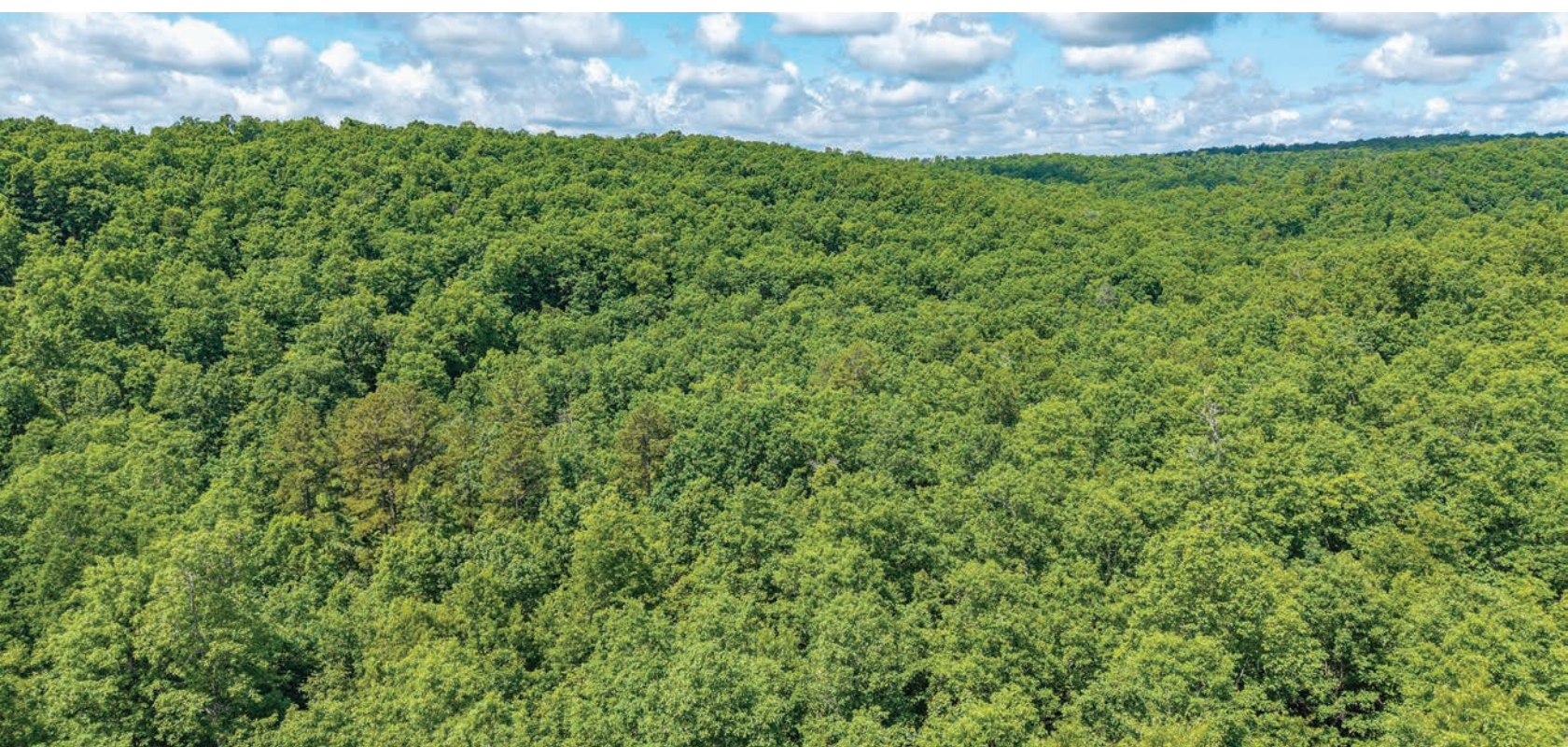
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# MATURE TIMBER

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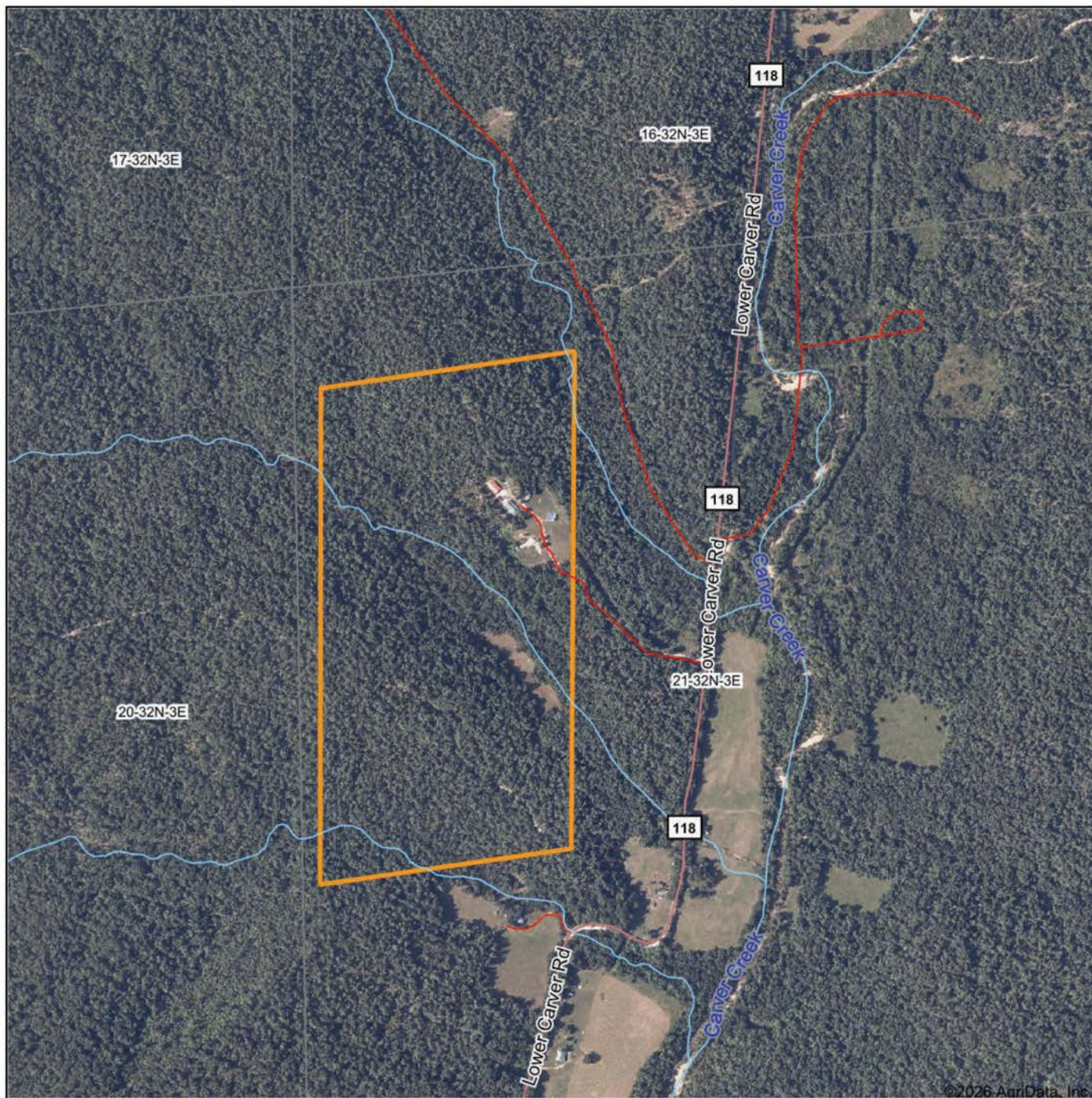
Located in one of Missouri's premier outdoor recreation areas, you'll be just minutes from the Black River, Ozark Trail, Elephant Rocks State Park, and Johnson's Shut-Ins State Park.



# ADDITIONAL PHOTOS



# AERIAL MAP



Boundary Center: 37° 26' 39.53, -90° 43' 42.89



Maps Provided By:



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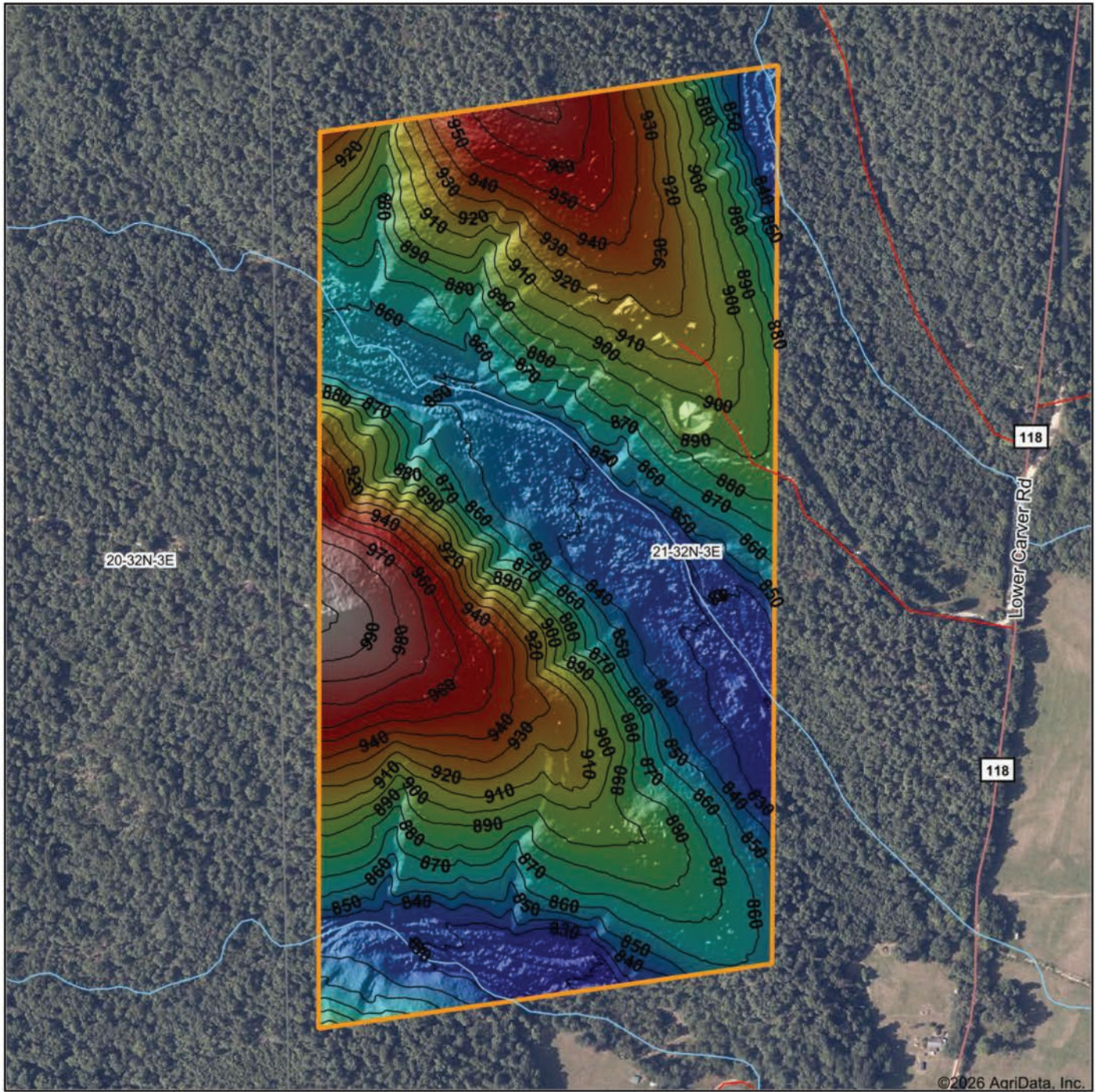
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**21-32N-3E**  
**Iron County**  
**Missouri**



4/15/2026

# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 816.3

Max: 1,002.9

Range: 186.6

Average: 887.2

Standard Deviation: 42.55 ft

0ft 453ft 906ft



4/15/2026

**21-32N-3E**

**Iron County**

**Missouri**

Boundary Center: 37° 26' 39.53, -90° 43' 42.89

# OVERVIEW MAP

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# 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



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