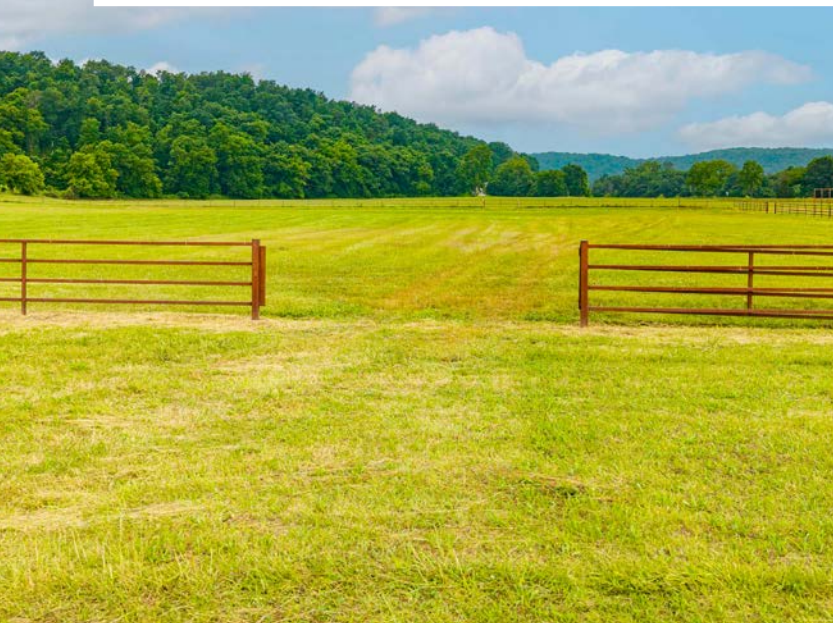


MIDWEST LAND GROUP PRESENTS



34 ACRES
REYNOLDS COUNTY, MO

000 Highway 106, Ellington, Missouri 63638



MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL EQUESTRIAN PROPERTY IN ELLINGTON, MISSOURI

Discover an exceptional equestrian and recreational property just minutes outside of Ellington, Missouri, with outstanding frontage and easy access from Highway 106. Situated in the heart of the Missouri Ozarks, this versatile property is only 25 minutes from Eminence, close to the crystal-clear Current River, and surrounded by thousands of acres of Mark Twain National Forest, offering endless opportunities for horseback riding, hunting, trail riding, floating, and outdoor recreation.

At the center of the property is an impressive commercial-grade 90'x180' clear-span steel building designed for year-round use as a horse training facility. Multiple oversized roll-up doors provide convenient access from every direction, while the interior is thoughtfully laid out to accommodate every discipline of horsemanship, from rodeo and performance horses to show horses and trail riders. The facility features an indoor round pen for specialized groundwork, a large working corral for advanced training, six WW horse stalls, a wash bay, hot walker setup, and a climate-controlled office complete with a bathroom, providing both comfort and functionality. An additional detached tack building with two more horse stalls offers extra storage and flexibility.

Outside, the improvements continue with a professionally designed outdoor riding and rodeo arena equipped with commercial-grade lighting, allowing for evening riding, training, and events. Additional features include multiple sorting pens, a return alley, loading area, numerous paddocks, and a concrete pad designed for bleacher-style seating, making this property well suited for clinics, competitions, and public events. Beautiful, well-maintained pasture is complemented by two ponds, four automatic livestock waterers, and durable four-rail pipe fencing surrounding the perimeter. A versatile covered two-sided storage building with a concrete floor provides flexibility and ample space for equipment, trailers, or hay storage.

Infrastructure is second to none with dual 200-amp electrical services already in place, potable water at multiple locations offering the capacity to support future expansion or additional improvements. Whether you're looking to operate a premier horse training facility, establish a boarding operation, host equestrian events, or simply enjoy an incredible private horse property in one of Missouri's top outdoor recreation destinations, this one-of-a-kind property is ready to make your vision a reality.



PROPERTY FEATURES

COUNTY: **REYNOLDS** | STATE: **MISSOURI** | ACRES: **34**

- Fantastic road frontage off Highway 106
- Impressive commercial 90'x180' clear-span steel building
- Horse training facility
- Large indoor working corral
- Indoor riding pen
- Hot walker setup
- 8 WW horse stalls
- Climate-controlled office with bathroom
- Multiple oversized roll-up doors for great access
- Detached tack building
- Outdoor arena setup for rodeo and events - equipped with numerous paddocks, sorting pens, loading area, industrial lighting, and return alley
- Concrete pad for bleachers
- Versatile covered 2 sided storage building
- 34 acres of beautiful pasture with pipe fencing and automatic waterers
- Dual 200 amp electrical service and potable water in multiple locations
- 25 minutes to Eminence, MO
- Close to Current River and Mark Twain National Forest



90'X180' CLEAR-SPAN STEEL BUILDING

The facility features an indoor round pen for specialized groundwork, a large working corral for advanced training, six WW horse stalls, a wash bay, hot walker setup, and a climate-controlled office complete with a bathroom, providing both comfort and functionality.



HOT WALKER SETUP



SIX WW HORSE STALLS

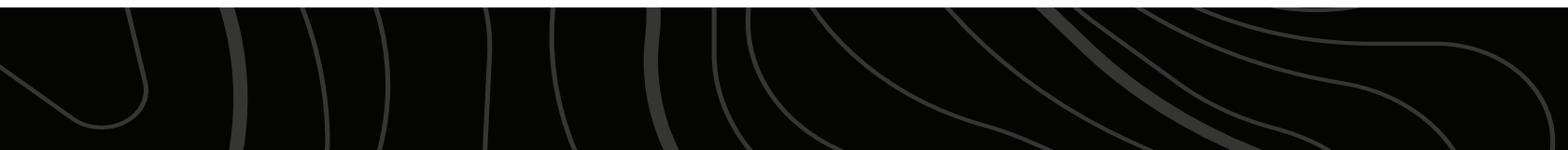


CLIMATE-CONTROLLED OFFICE



OUTDOOR ARENA

Additional features include multiple sorting pens, a return alley, loading area, numerous paddocks, and a concrete pad designed for bleacher-style seating, making this property well suited for clinics, competitions, and public events.



BEAUTIFUL PASTURE WITH PONDS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 37° 13' 31.84, -91° 3' 25.87

0ft 640ft 1280ft



Maps Provided By:



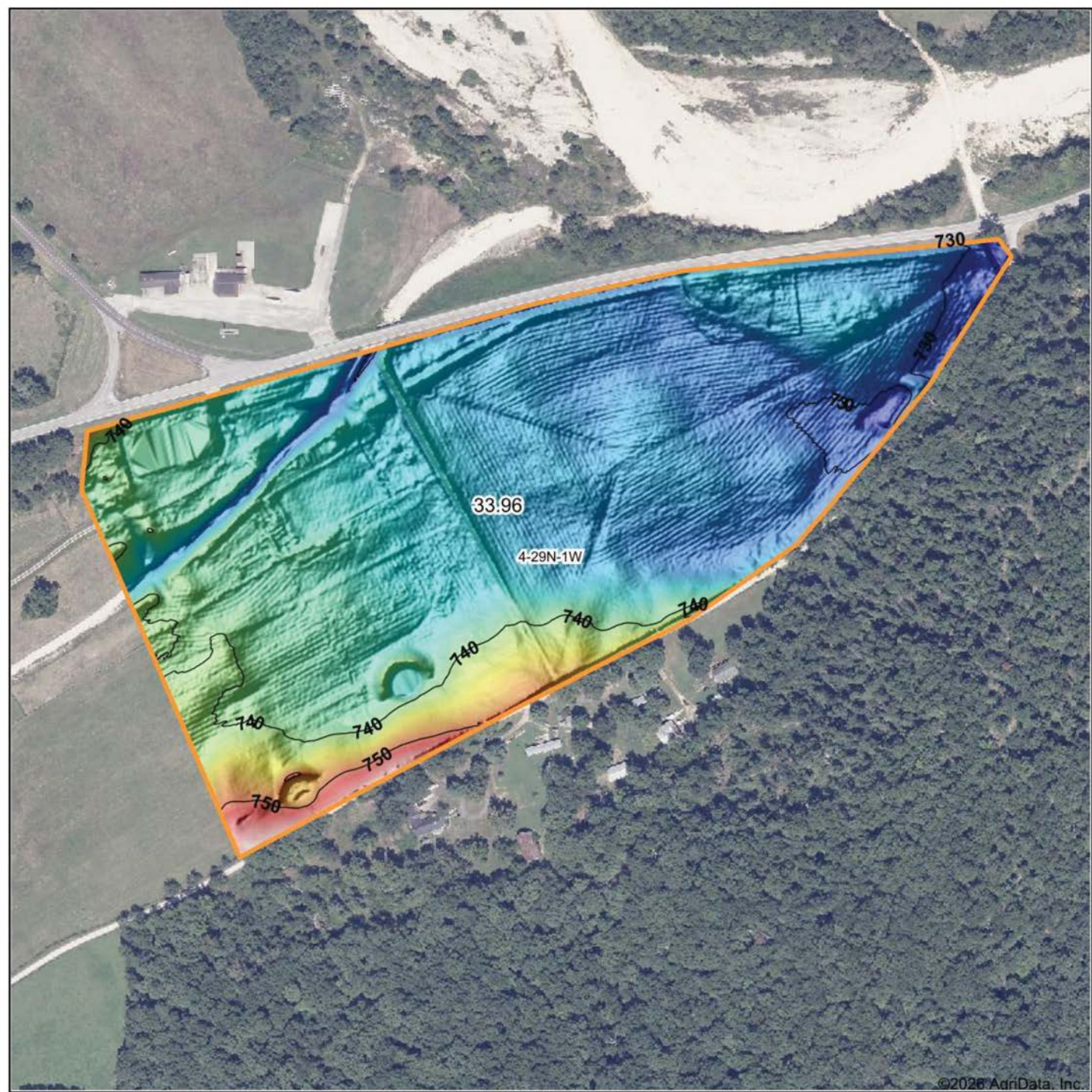
© AgriData, Inc. 2025 www.AgriDataInc.com

4-29N-1W
Reynolds County
Missouri



7/13/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 727.2
Max: 760.4
Range: 33.2
Average: 735.7
Standard Deviation: 4.86 ft

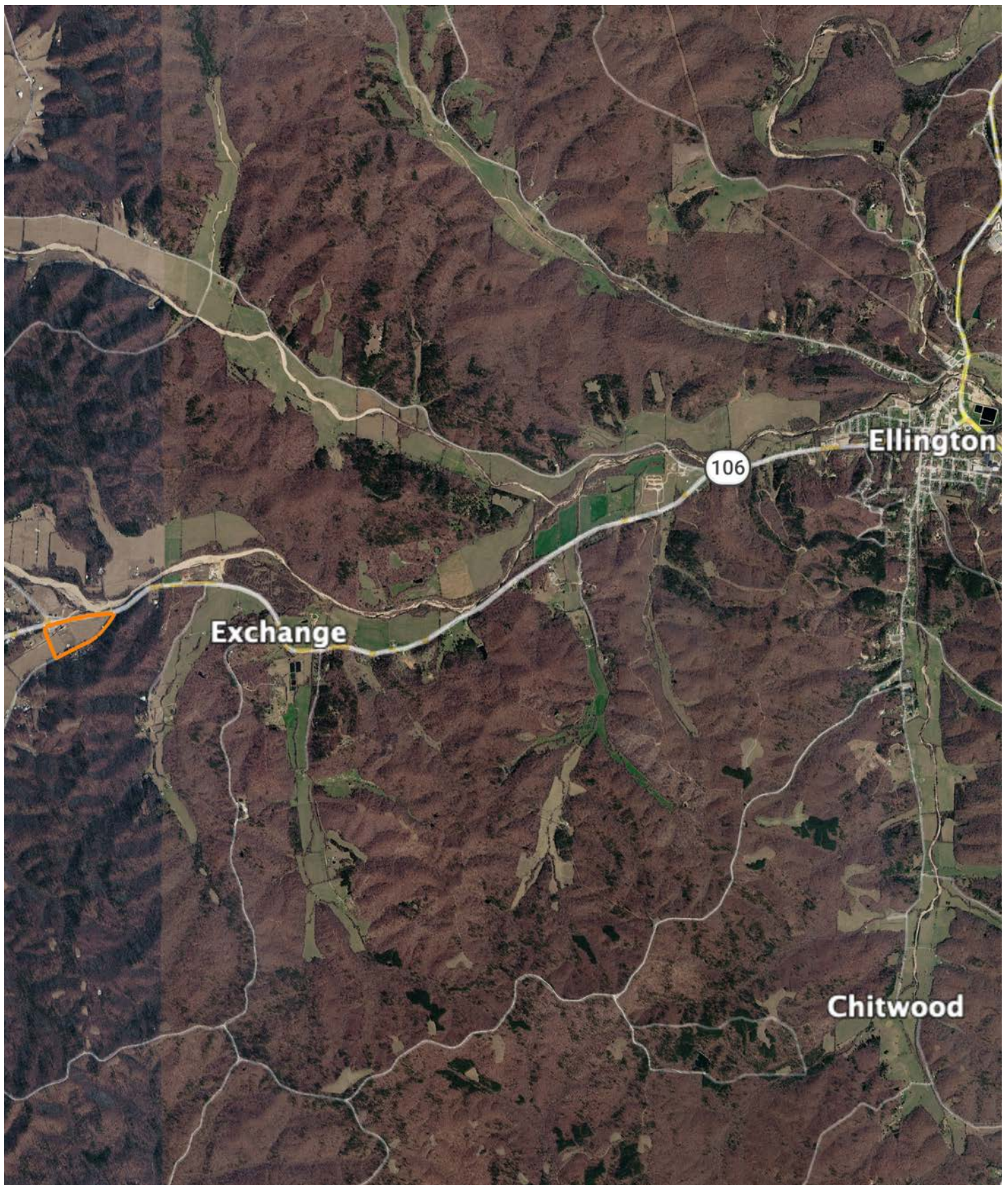
0ft 346ft 692ft



4-29N-1W
Reynolds County
Missouri

Boundary Center: 37° 13' 31.84, -91° 3' 25.87

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.