

MIDWEST LAND GROUP PRESENTS

75 ACRES

BOLLINGER COUNTY, MO

BOLLINGER COUNTY ROAD 324, MARBLE HILL, MISSOURI, 63627



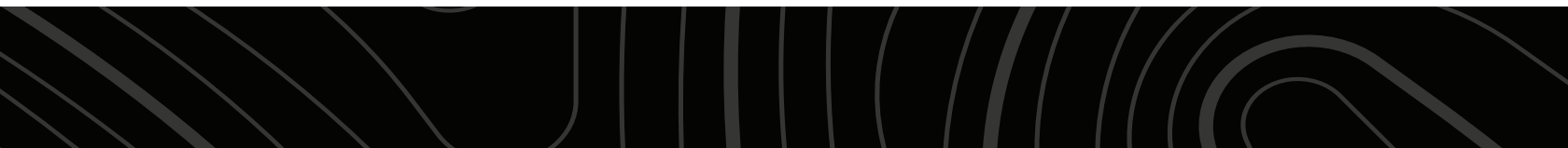
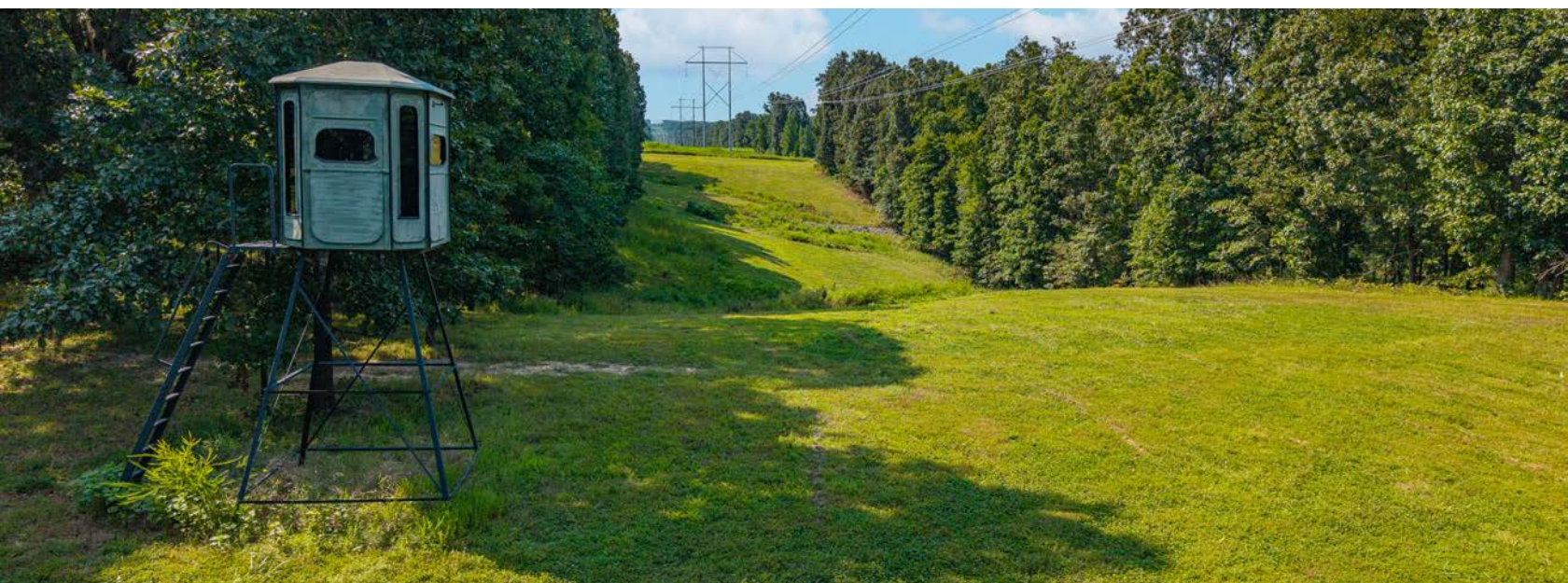
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

75 +/- ACRE - INCREDIBLE HUNTING FARM IN BOLLINGER COUNTY, MISSOURI

Located off Bollinger County Road 324 and just minutes from Cape Girardeau County, this exceptional 75 +/- acre property offers a rare opportunity to own a well-managed recreational tract with outstanding wildlife habitat, excellent hunting, and multiple building opportunities. The property has been extensively managed with wildlife in mind and supports strong populations of deer, turkey, and quail. Approximately 25 acres of open ground, including several areas of quality pasture, provide a great mix of habitat, while the balance of the property is in timber. Several secluded food plot locations are tucked throughout the woods, allowing you to further enhance the property's already impressive hunting potential. Apple trees planted across the property provide an additional food source for wildlife, while a wet-weather creek offers a seasonal

water source and natural travel corridor. An established trail system makes navigating the property a breeze and provides excellent access to multiple stand locations, allowing hunters to take advantage of varying wind directions and approach stands strategically. Electric is available along the county road frontage, and several excellent build sites offer the potential for a hunting cabin, weekend retreat, or full-time country home. A nice three-sided barn with an open front provides convenient storage for equipment, ATVs, tractors, and hunting gear. Whether you're looking for a proven hunting property, a recreational getaway, or a beautiful piece of land to build on, this diverse Bollinger County tract has the habitat, improvements, and location to make it a standout property.



PROPERTY FEATURES

COUNTY: **BOLLINGER** | STATE: **MISSOURI** | ACRES: **75**

- Extensively managed for wildlife habitat
- Great road frontage
- Electric available
- Older barn for storage
- Great balance of open and timber ground
- Impressive interior trail system
- Fantastic hunting
- Strong deer, turkey, and quail populations
- Wet-weather creek
- Established food plot locations
- Several nice build sites
- Great location minutes from Cape Girardeau County



EXTENSIVELY MANAGED

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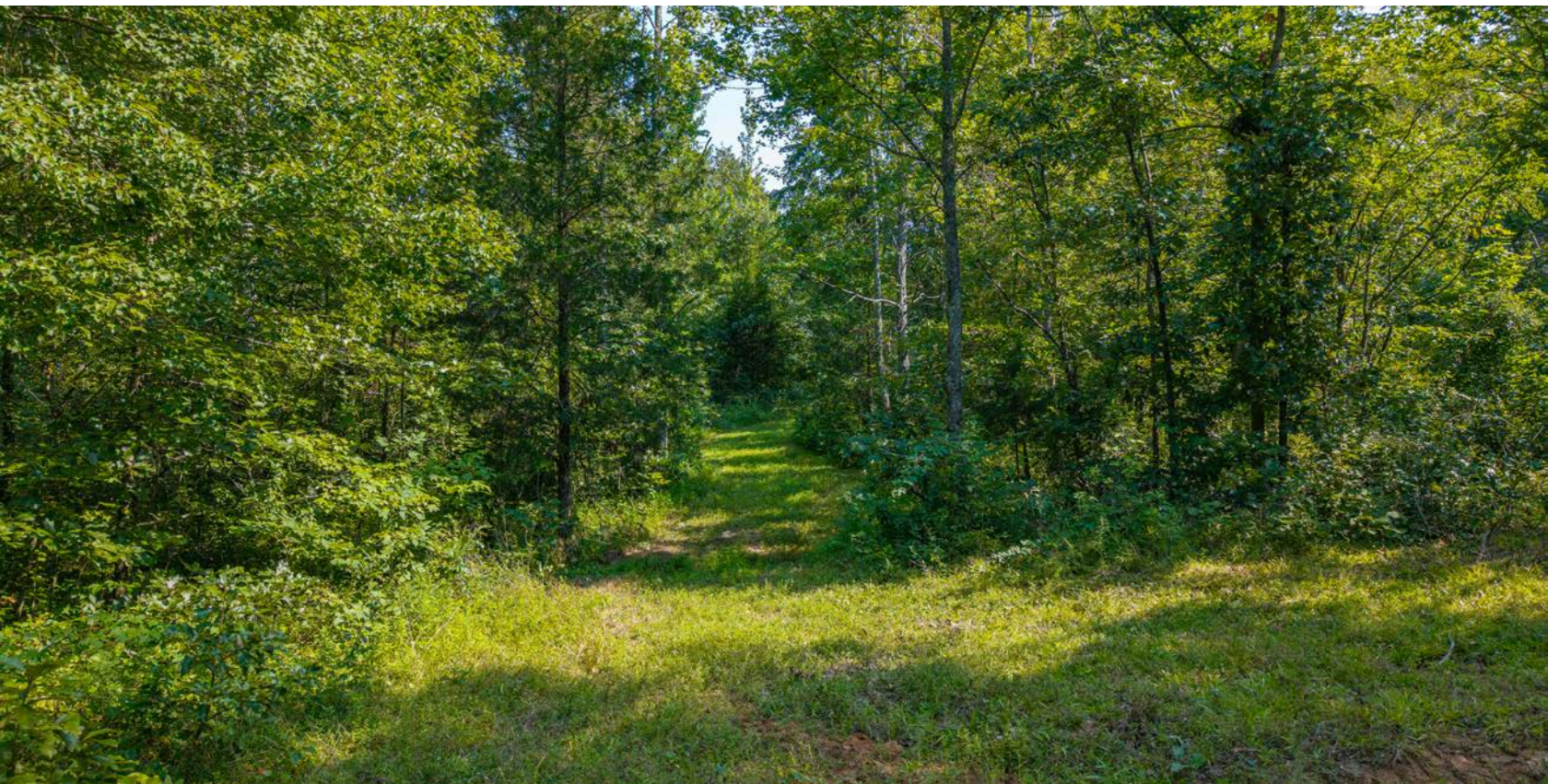
OLDER BARN FOR STORAGE



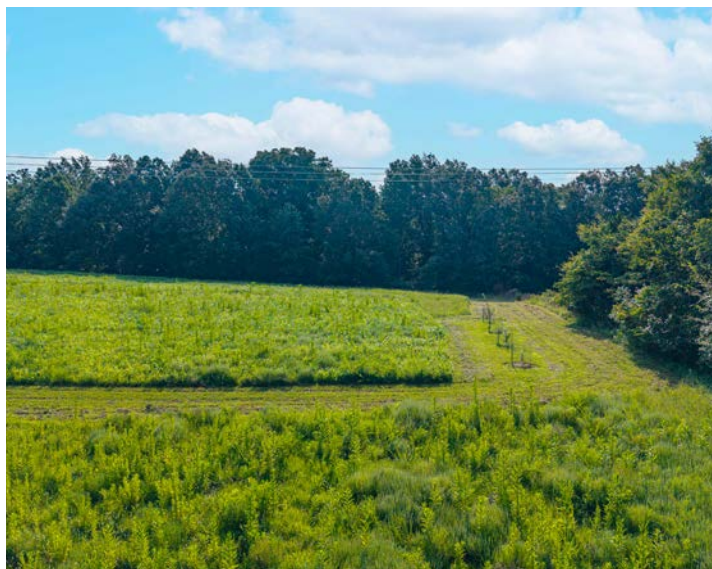
OPEN AND TIMBER GROUND



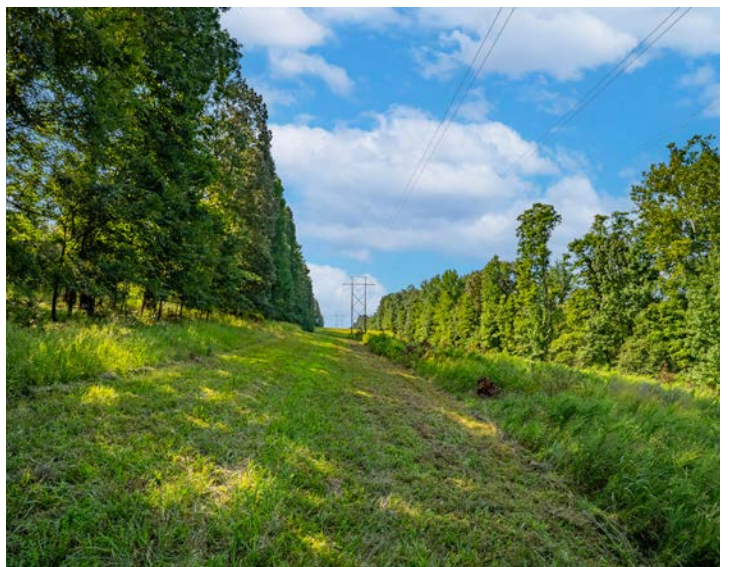
IMPRESSIVE INTERIOR TRAIL SYSTEM



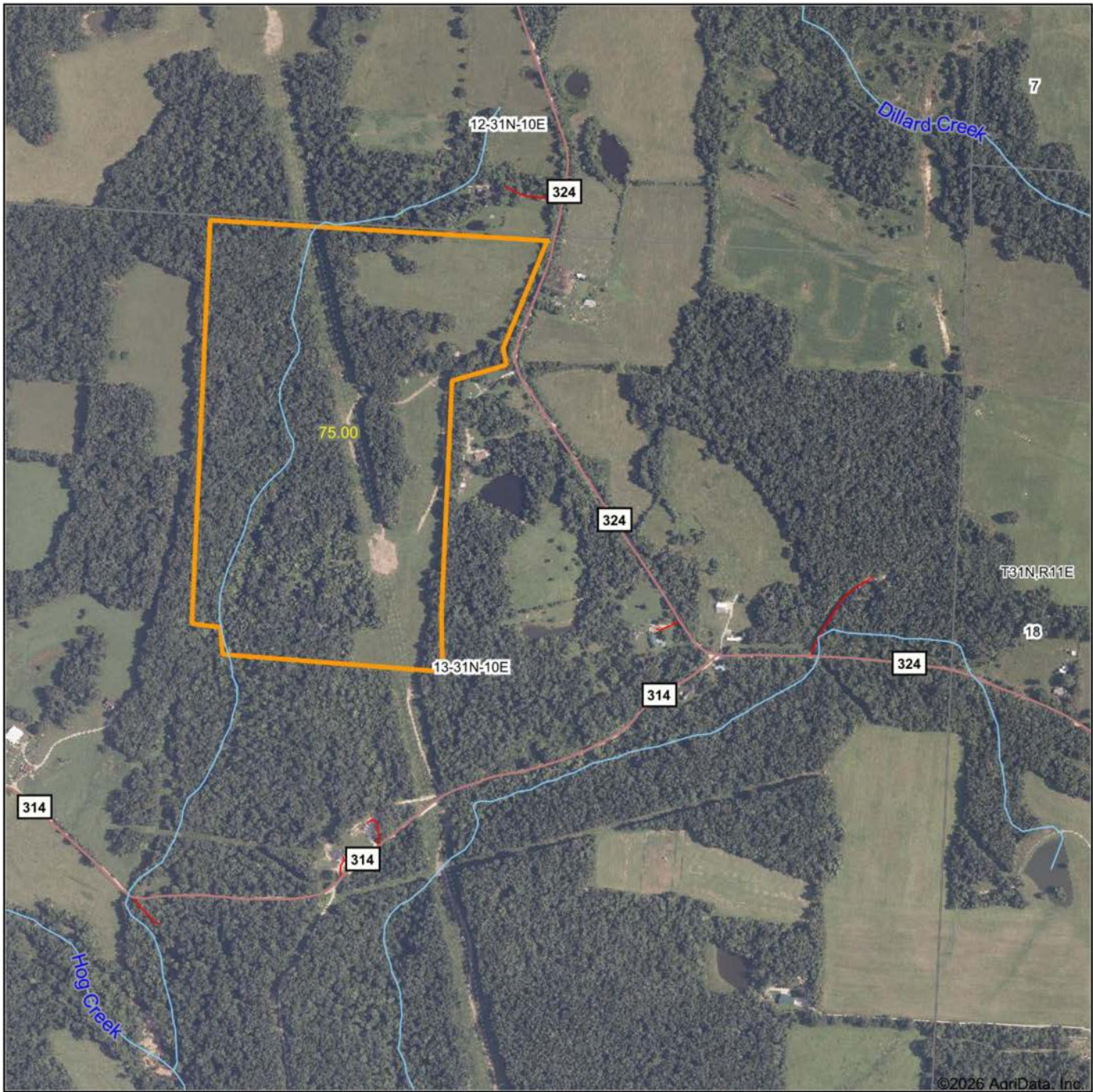
ESTABLISHED FOOD PLOT LOCATIONS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 21' 57.24, -89° 53' 28.67

0ft 823ft 1645ft



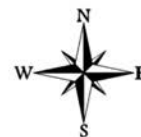
Maps Provided By:



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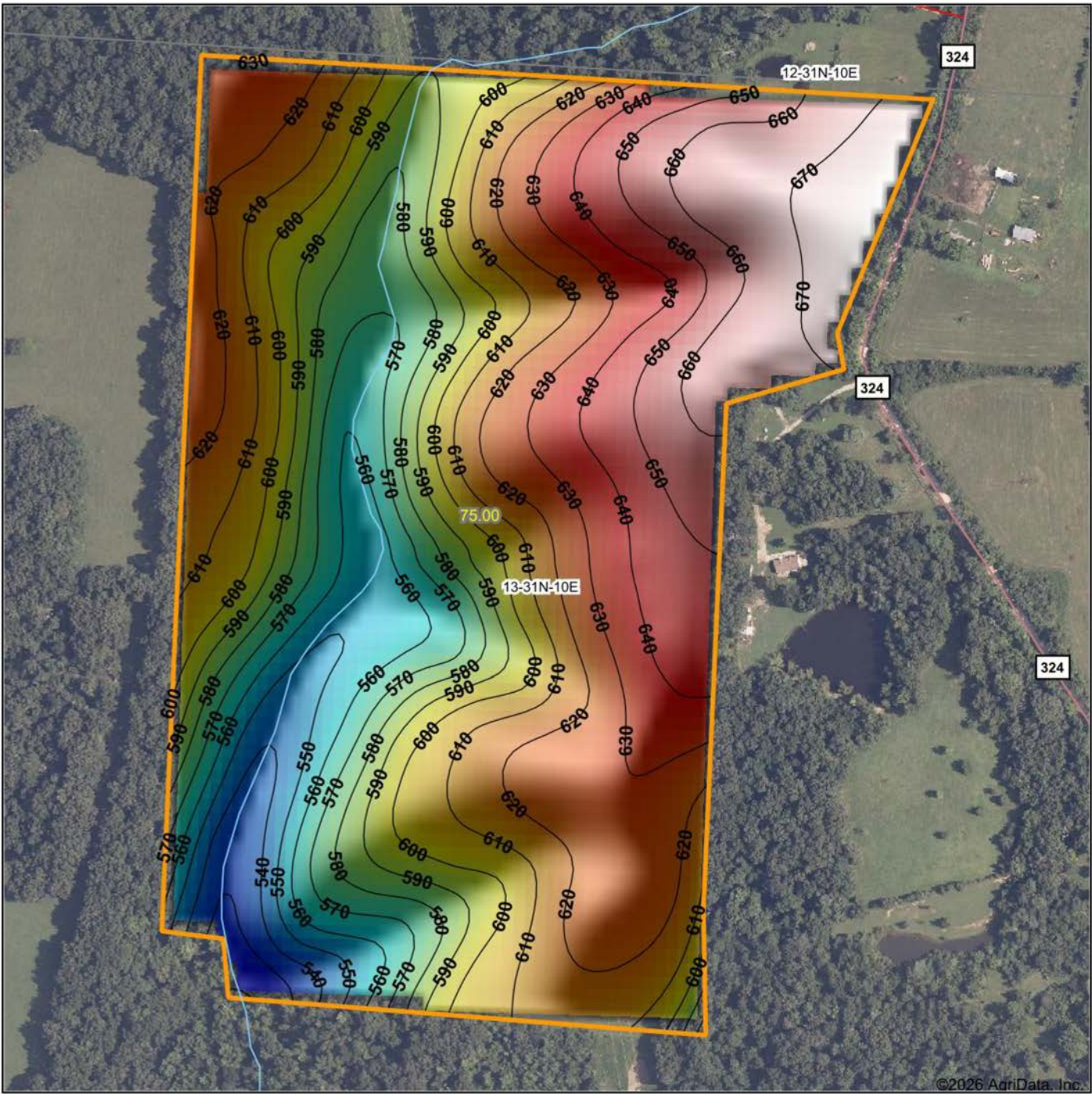
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13-31N-10E
Bollinger County
Missouri



8/19/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 519.4

Max: 677.4

Range: 158.0

Average: 608.0

Standard Deviation: 34.97 ft

0ft 379ft 758ft

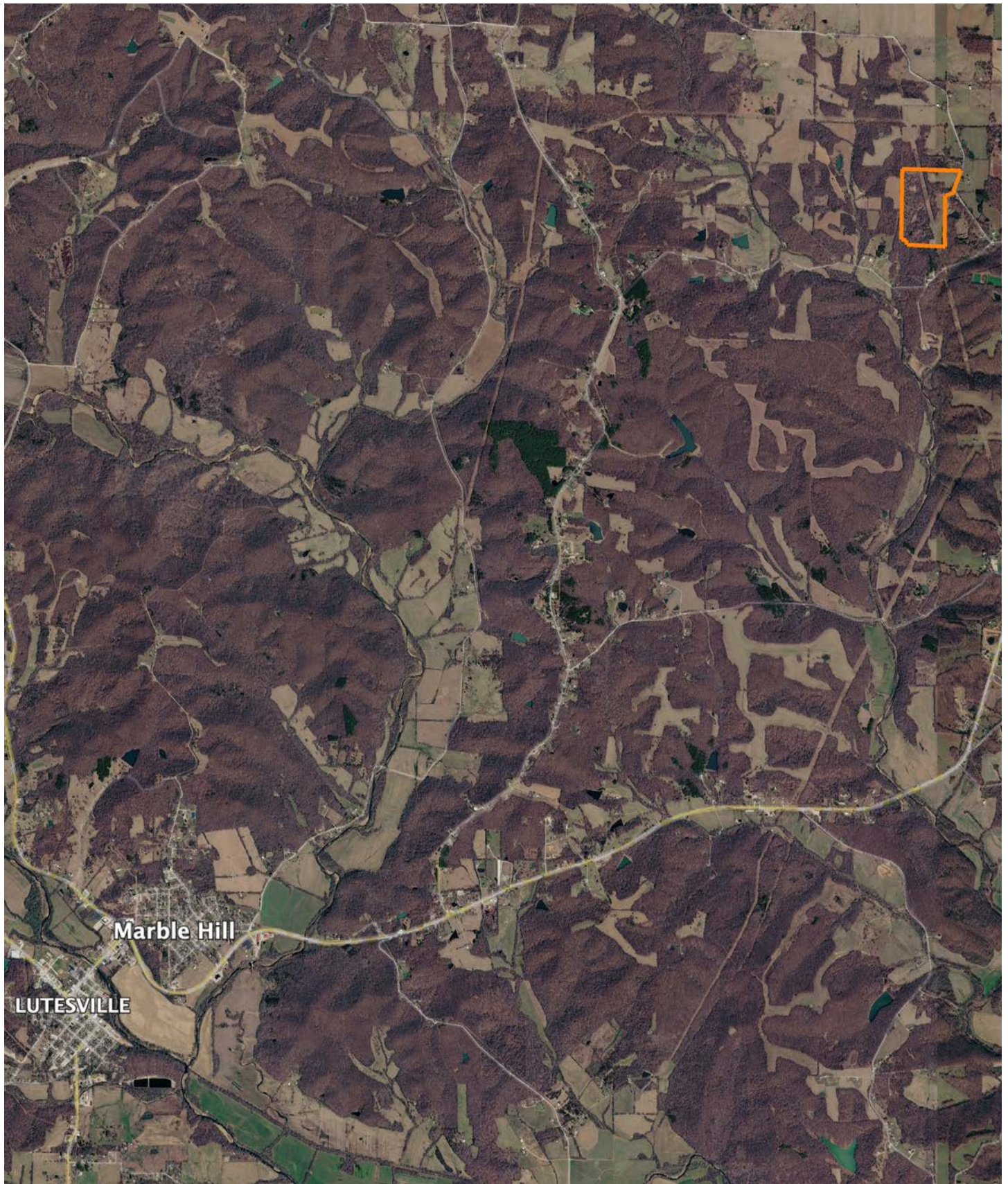


8/19/2026

13-31N-10E
Bollinger County
Missouri

Boundary Center: 37° 21' 57.24, -89° 53' 28.67

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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