MIDWEST LAND GROUP PRESENTS

6 AVAILABLE TRACTS IN
WASHINGTON COUNTY, MO

TBD Mill Street, Potosi, Missouri 63664





MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL TRACTS OFF MILL STREET IN POTOSI, MISSOURI

Discover the possibilities with these exceptional tracts near Potosi, offering a peaceful setting with plenty of room to bring your vision to life. The property showcases gently rolling landscape, mature natural surroundings, and several excellent build sites perfect for a private estate, homestead, or recreational retreat. The front 5.26 acres lies within city limits along the right side of the road, adding convenience and flexibility for future use. Electric service and other utilities are already available near the entrance. With its prime location and versatile layout, this tract presents a unique opportunity for investment, recreation, or country living close to town. The 12 +/- acre lake serves as the focal point, with rolling terrain surrounding it and multiple elevated build sites offering incredible water views—perfect for a dream home, guest houses, or a private retreat. Available in 17, 22, 24, 34, & 35 acre tracts. Contact Jason Stokes for more information or to schedule a showing today!



PROPERTY FEATURES

TRACTS: **1-6** | COUNTY: **WASHINGTON** | STATE: **MISSOURI** | TOTAL ACRES: **156**

- Incredible location in the heart of Potosi, MO
- Good hunting
- Unrestricted build sites
- Great development potential
- City utilities available on the front 6 acres
- Electric available
- Gently rolling topography
- Multiple build sites available
- Great access off Mill Street
- Fantastic views
- Beautiful 12 acre lake
- 1 hour 15 minutes from St. Louis, MO



TRACT 1 - 22 +/- ACRES



TRACT 2 - 24 +/- ACRES



TRACT 3 - 24 +/- ACRES



TRACT 4 - 17 +/- ACRES



TRACT 5 - 34 +/- ACRES



TRACT 6 - 35 +/- ACRES



UNRESTRICTED BUILD SITES



GENTLY ROLLING TOPOGRAPHY







12 +/- ACRE PRIVATE LAKE (TRACTS 5 & 6)





ADDITIONAL PHOTOS









AERIAL MAP


Potosi
TRACT 1
22 +/- ACRES
TRACT 2
24 +/- ACRES
TRACT 3
24 +/- ACRES
TRACT 4
17 +/- ACRES
TRACT 5
34 +/- ACRES
TRACT 6
35 +/- ACRES

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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