

M I D W E S T L A N D G R O U P

PASTURE, TIMBER AND UNRESTRICTED BUILD SITES

3 OFFERINGS | WAYNE COUNTY | MISSOURI



T H E T R U S T E D L E A D E R I N L A N D S A L E S



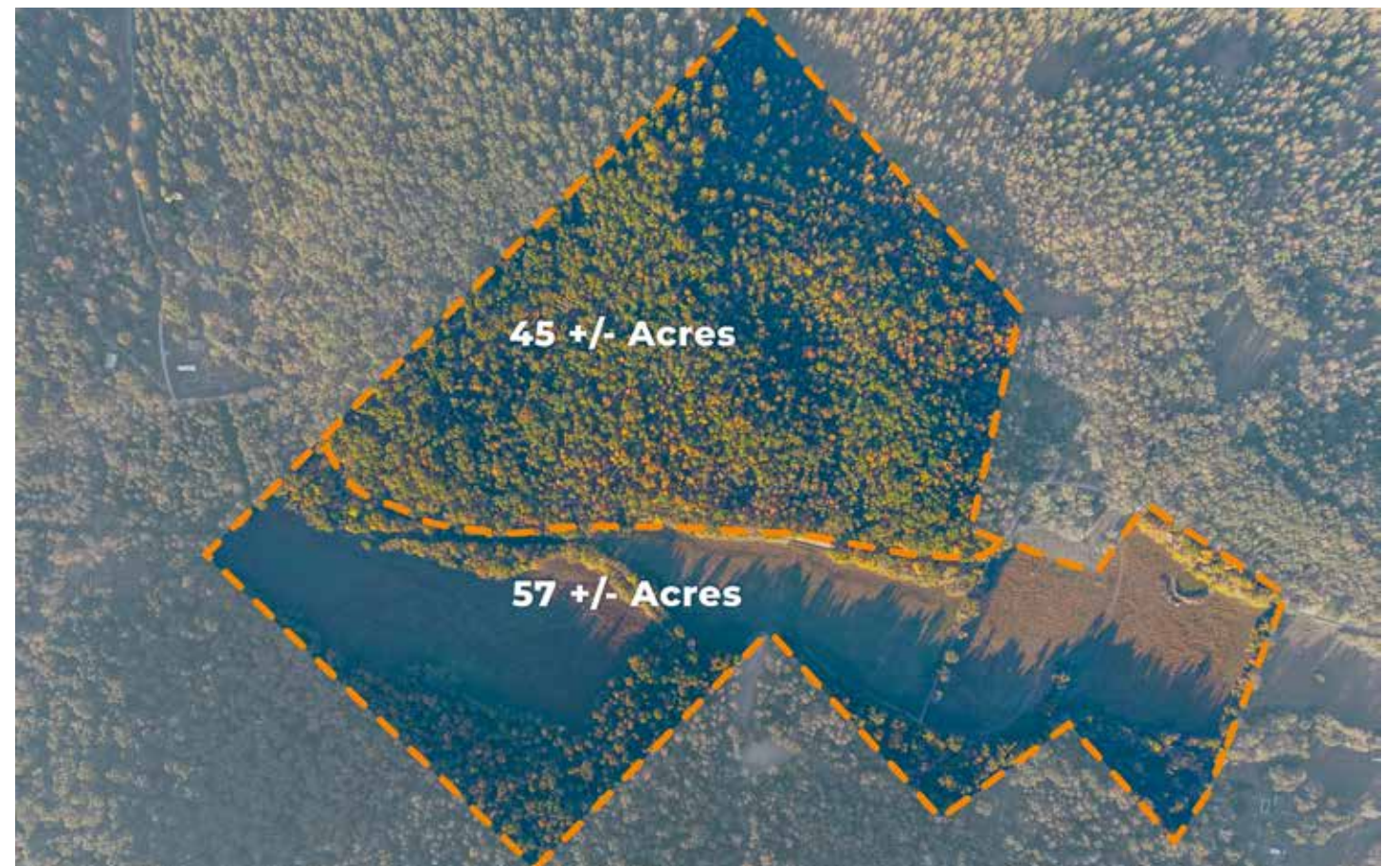
PASTURE, TIMBER AND UNRESTRICTED BUILD SITES

COUNTY: WAYNE | **STATE:** MISSOURI | **TOTAL ACRES:** 102

This 102 +/- acre property offers an exceptional blend of pasture, timber, and recreational opportunity. The 57 +/- acre parcel on the west side of County Road 352 features approximately 34 acres of fenced pasture and has a history of cattle use. Two ponds and Dry Creek provide water sources for both livestock and local wildlife. Across the road, the 45 +/- acre timber parcel offers excellent hunting potential

and a private, wooded setting. With convenient access off County Road 352, electric available at the road frontage, and unrestricted building sites, this property provides the perfect foundation for a working cattle operation, a country home, or a recreational getaway. Clearwater Lake and the Black River are just a few miles away, ensuring endless outdoor enjoyment.

- Great access off County Road 352
- Electric available at road frontage
- 35 +/- acres of fenced pasture for livestock
- 2 cattle ponds
- Dry Creek flows through property
- Wooded acreage across County Road, great for hunting and recreation
- Just minutes from Clear Water Lake and Black River
- Unrestricted build sites
- 10 minutes to Piedmont
- 2 hours to St. Louis, MO
- Available in 3 offerings - 45 +/- acres, 57 +/- acres, and 102 +/- acres



57 +/- ACRE OFFERING

Located off Wayne 352, this 57 +/- acre tract is highlighted by approximately 35 acres of fenced pasture that has been used for grazing cattle in the recent past. The tract features two ponds and Dry Creek running through the property, offering reliable water sources for livestock and wildlife. With convenient access off the county road and electric available

- Great access off Wayne 352
- Electric available at road frontage
- 35 +/- acres of fenced pasture for livestock
- Remaining wooded acreage great for hunting and recreation
- 2 cattle ponds
- Dry Creek flows through property
- Just minutes from Clear Water Lake and Black River
- Unrestricted build sites
- 10 minutes to Piedmont
- 2 hours to St. Louis, MO



FENCED PASTURE



45 +/- ACRE OFFERING

This 45 +/- acre all-timber tract sits off Wayne 352 and offers a secluded, private setting with outstanding hunting potential. The mature timber provides a natural retreat for wildlife and outdoor enthusiasts alike. The property features convenient access off the county road, with electric available at the road frontage, making it easy to tap into utilities for your future

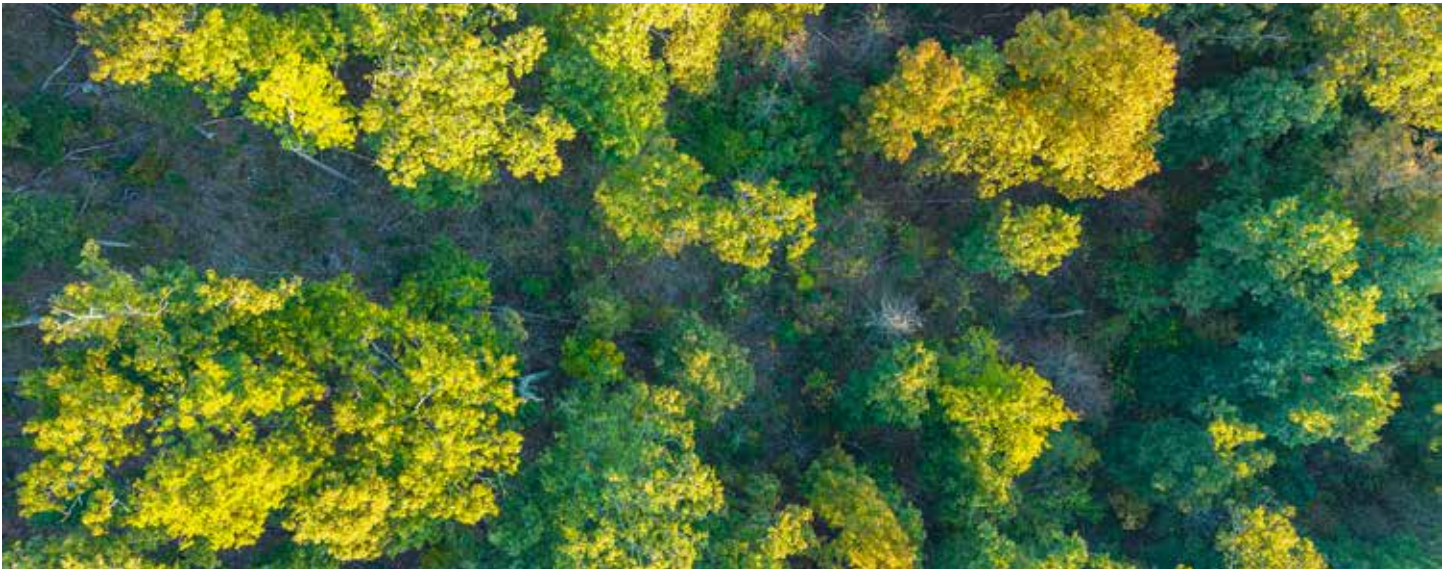
- Great access off Wayne 352
- Electric available at road frontage
- 45 +/- acres wooded
- Great for hunting
- Rolling topography with interior trails

plans. With unrestricted building sites, this parcel is an ideal canvas for a weekend retreat or a permanent home nestled in the woods, all while remaining just a few miles from the waters of Clearwater Lake and the Black River. Additional acreage available.

- Unrestricted build sites
- Just minutes from Clear Water Lake and Black River
- 10 minutes to Piedmont
- 1 hour from Poplar Bluff
- 2 hours to St. Louis, MO



GREAT FOR HUNTING



ROLLING TOPOGRAPHY & INTERIOR TRAILS

The 45 +/- acre timber parcel offers excellent hunting potential and a private, wooded setting.





ENDLESS OUTDOOR OPPORTUNITIES

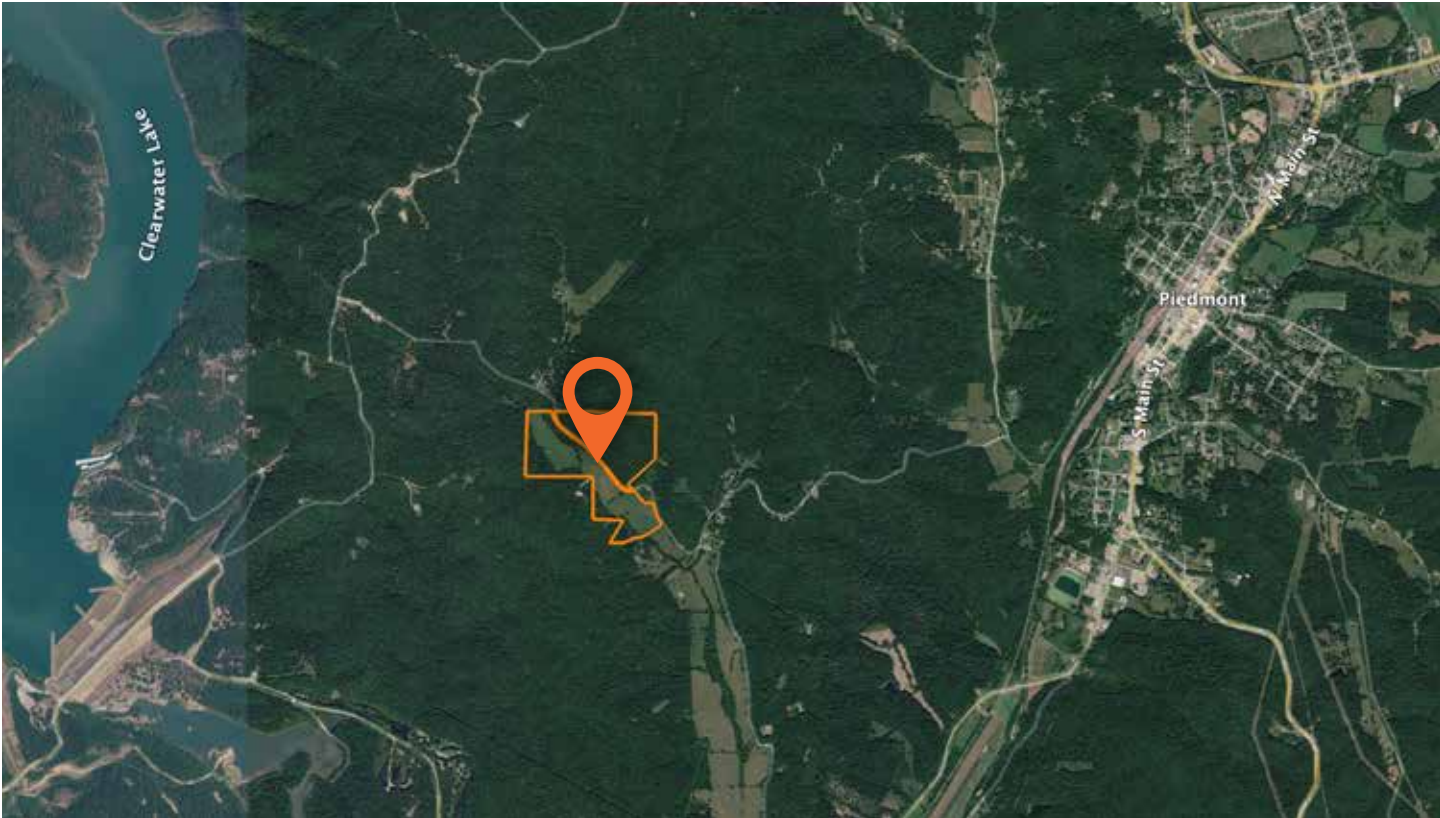
Clearwater Lake and the Black River are just a few miles away,
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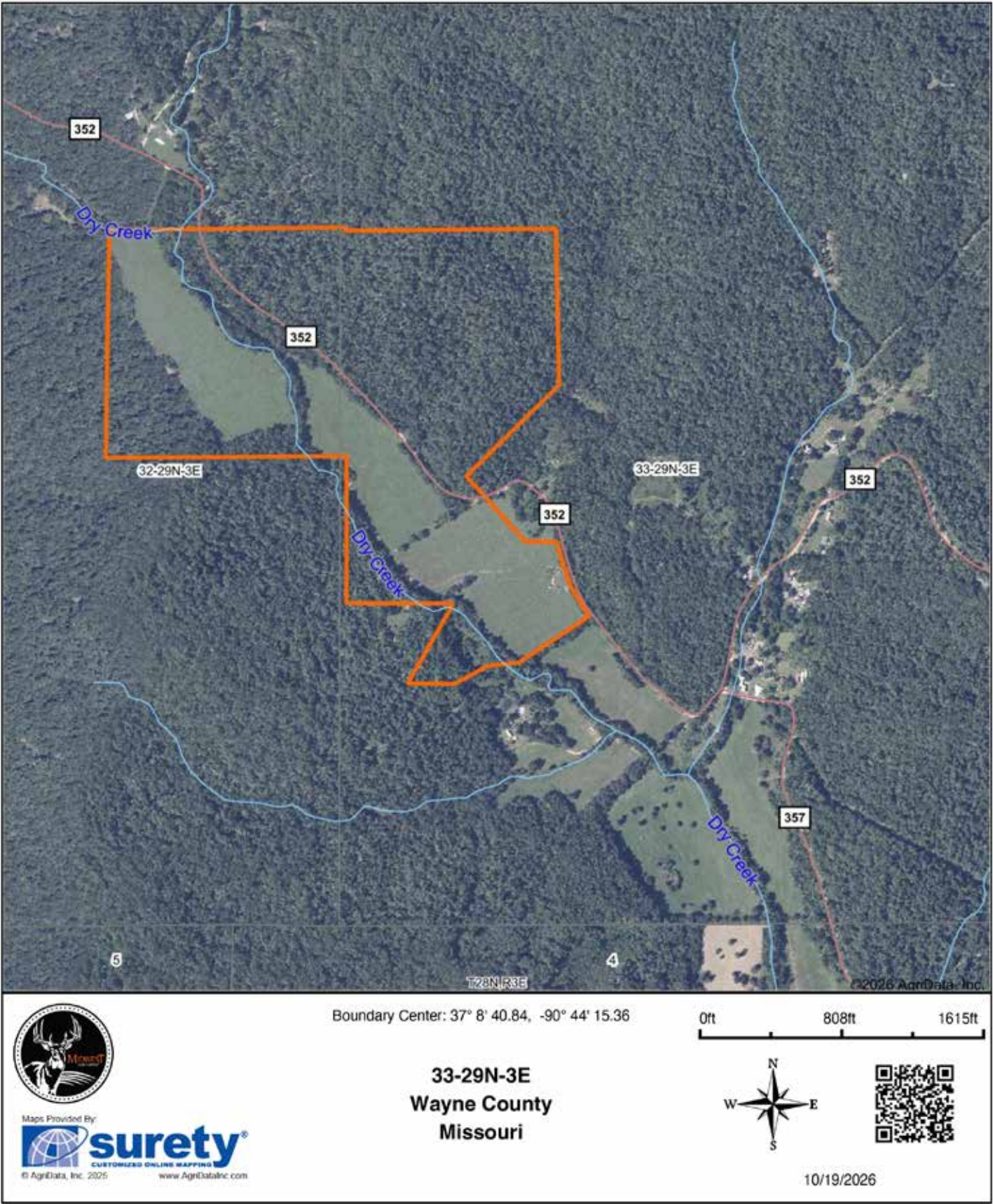
UNRESTRICTED BUILD SITES



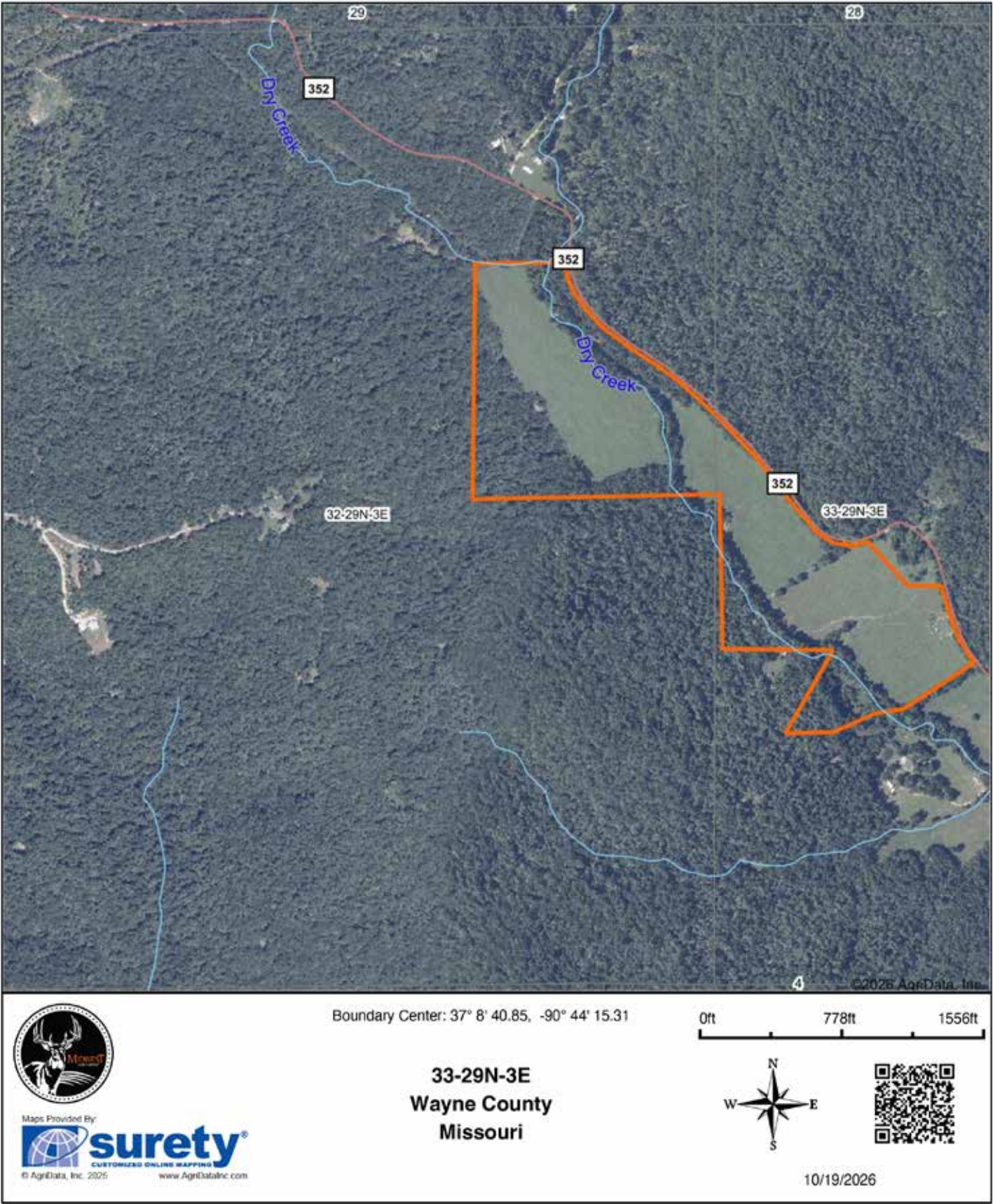
OVERVIEW MAPS



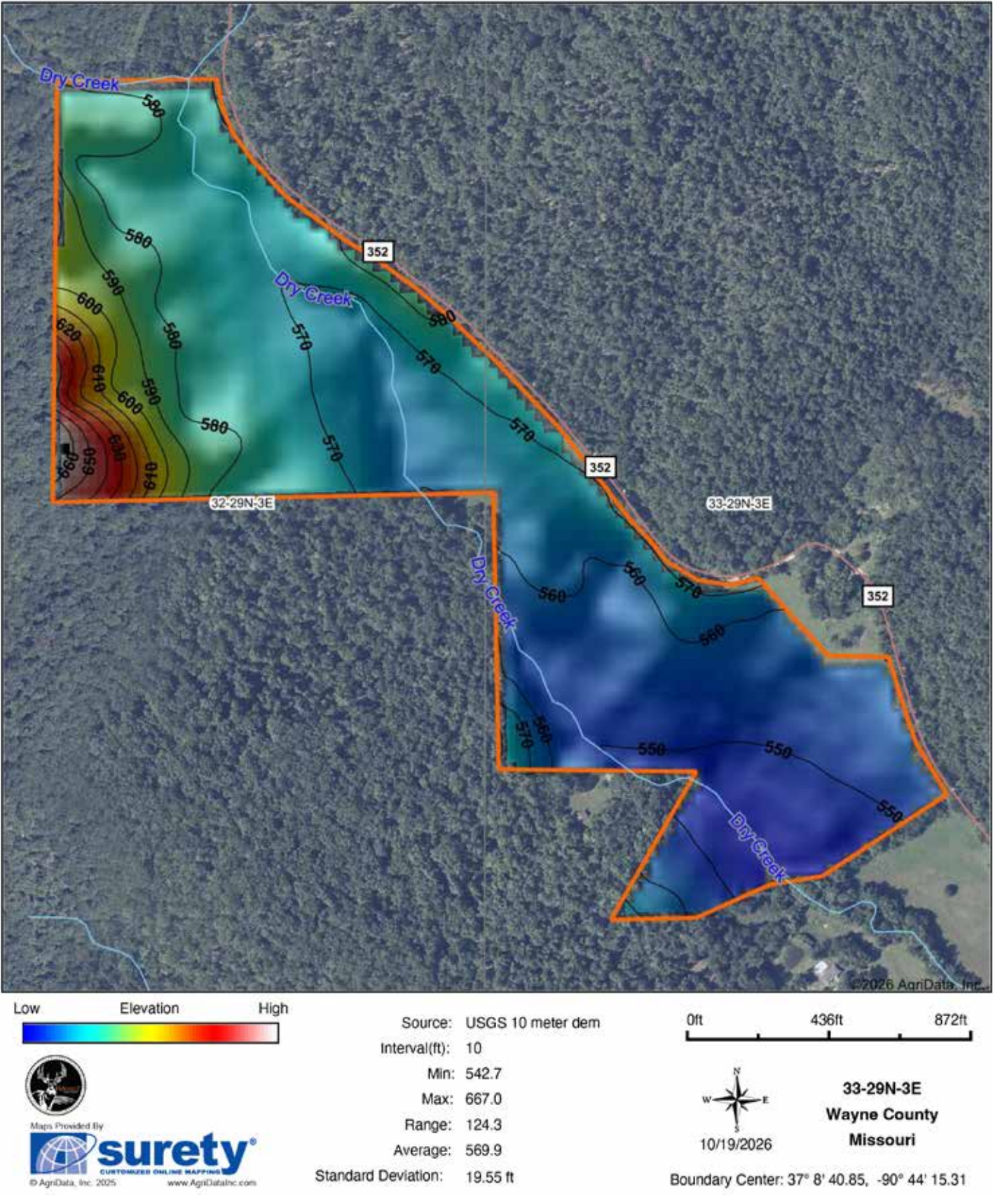
102 TOTAL ACRES AERIAL MAP



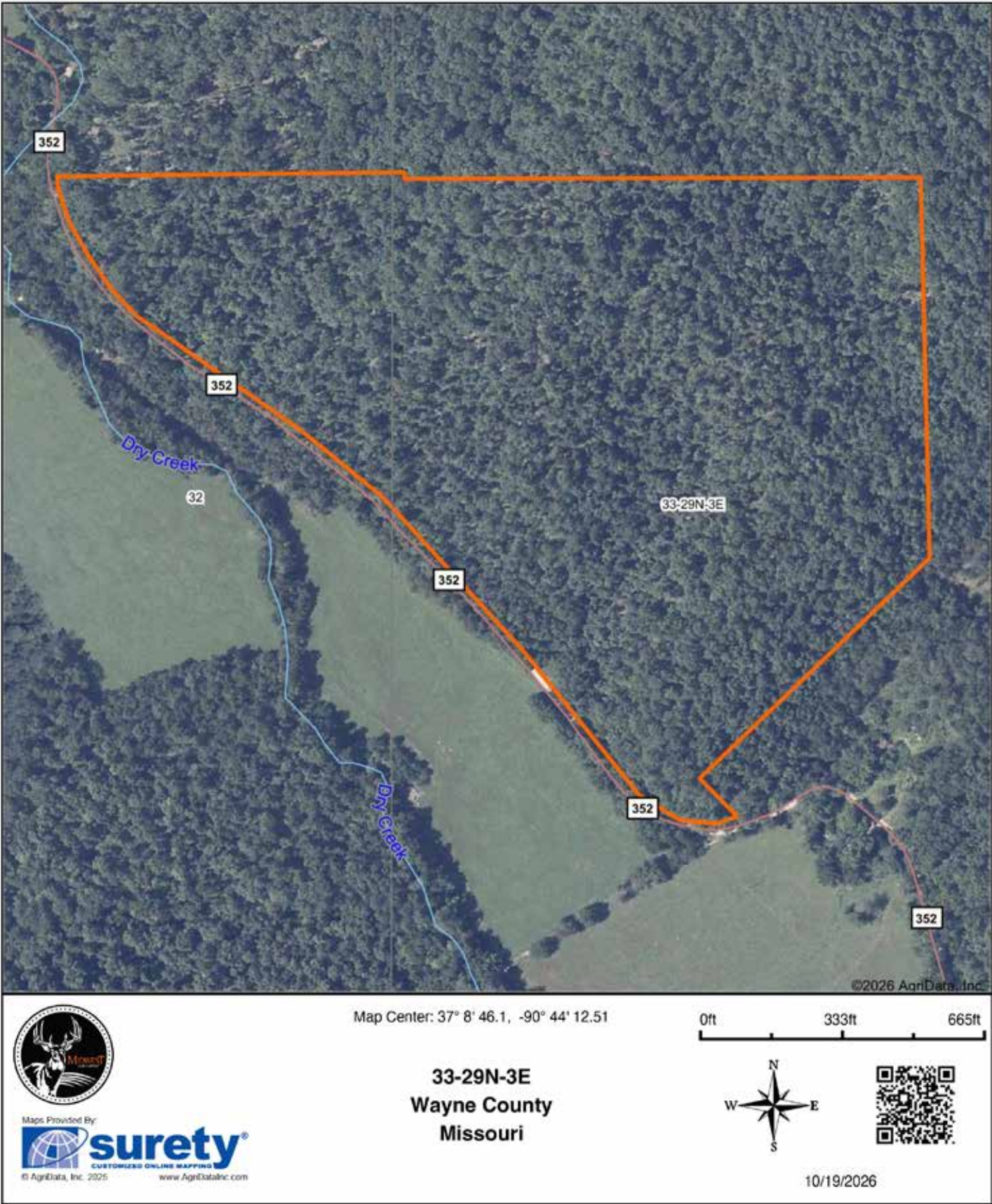
57 +/- ACRES AERIAL MAP



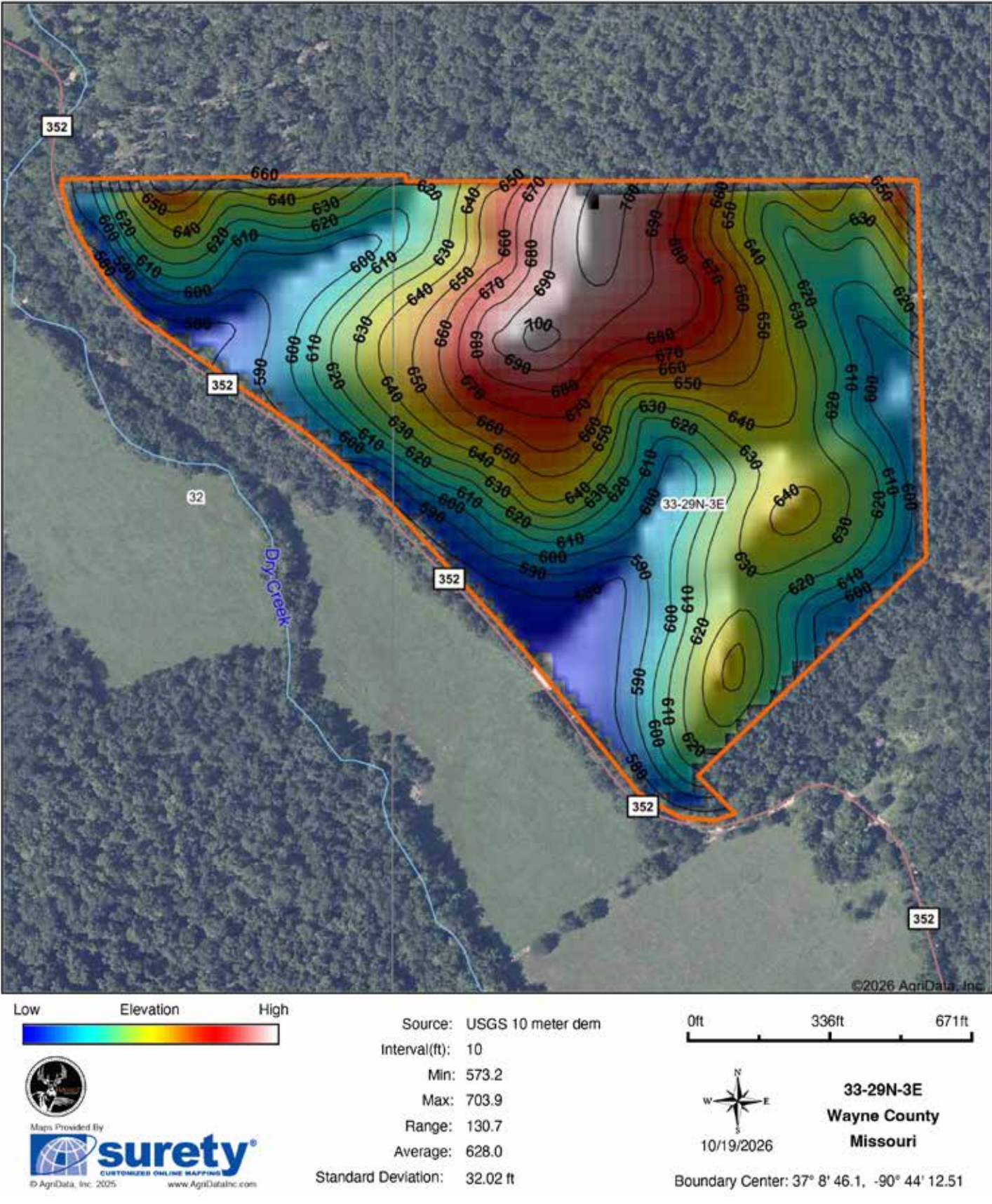
57 +/- ACRES HILLSHADE MAP



45 +/- ACRES AERIAL MAP



45 +/- ACRES HILLSHADE 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

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