MIDWEST LAND GROUP PRESENTS

1,306 +/- ACRES IN WAYNE COUNTY, MISSOURI

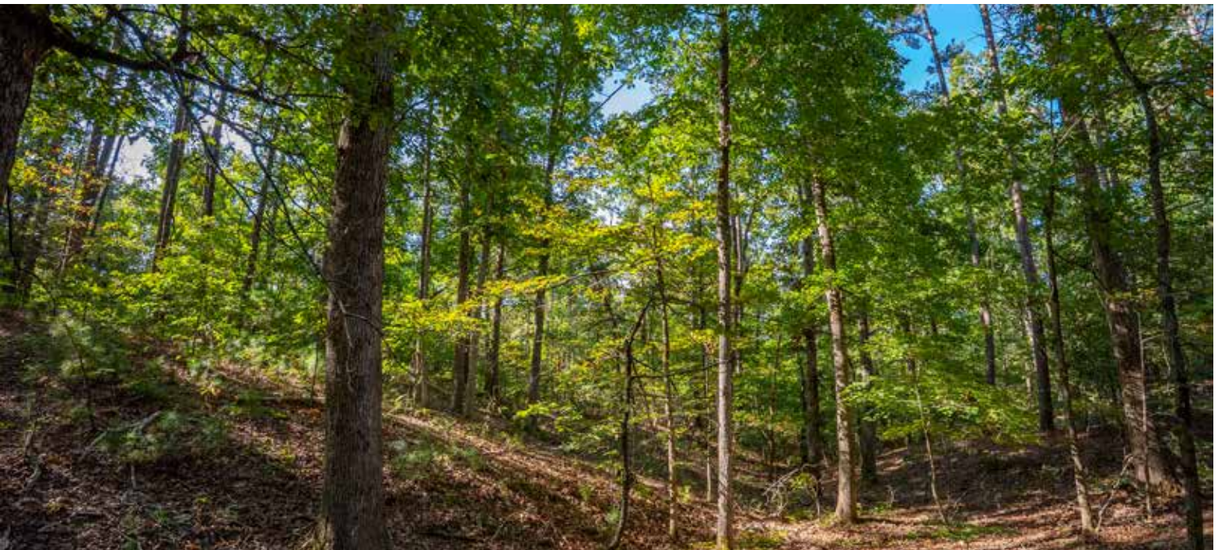


MIDWEST LAND GROUP

MidwestLandGroup.com







1,306 +/- ACRES IN WAYNE COUNTY, MISSOURI

COUNTY: WAYNE | **STATE:** MISSOURI | **ACRES:** 1306

An exceptional opportunity to own 1,306 +/- contiguous acres in Wayne County, Missouri, offering a rare combination of outstanding hunting, recreational opportunities, and cattle grazing potential. This expansive property features approximately 75 acres of cleared ground currently planted for cattle grazing, with the remaining acreage consisting of beautiful hardwood timber, predominantly oak with scattered southern pine. The entire property is perimeter-fenced with five-strand barbed wire, and an extensive internal road and trail system provides excellent access throughout the acreage, including along the fenced perimeter.

For the outdoor enthusiast, this property is a true recreational paradise. The diverse landscape provides excellent habitat for thriving populations of whitetail deer and wild turkey, making it an outstanding hunting destination. Seasonal creeks, numerous natural springs, and multiple spring-fed ponds provide valuable water sources for both livestock and wildlife. The combination of mature timber, natural water features, and an established trail system creates endless opportunities for hunting, exploring, horseback riding, and enjoying the outdoors.

Located just minutes from Lake Wappapello and thousands of acres of Mark Twain National Forest, this property offers convenient access to some of southeast Missouri's premier outdoor recreation. Whether you're looking to expand a cattle operation, establish a private hunting retreat, or invest in a large contiguous tract of Missouri land, this remarkable 1,306 +/- acre property offers the acreage, diversity, and recreational appeal that are increasingly difficult to find.

PROPERTY FEATURES

- Marketable timber
- Numerous spring-fed ponds
- Great interior and perimeter trail system
- Open ground for grazing cattle
- Perimeter fenced
- Minutes from Wappapello Lake
- Borders thousands of acres of the Mark Twain National Forest
- Great deer and turkey hunting
- 2 hours from St. Louis, MO
- 30 minutes to Poplar Bluff, MO

1,306 +/- ACRES





HARDWOOD TIMBER





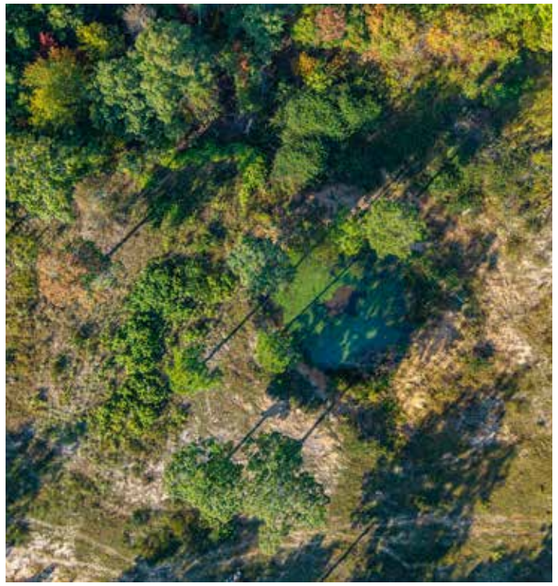
SPRING-FED PONDS

Seasonal creeks, numerous natural springs, and multiple spring-fed ponds provide valuable water sources for both livestock and wildlife.











OPEN GROUND & INTERIOR TRAILS











ADDITIONAL PHOTOS

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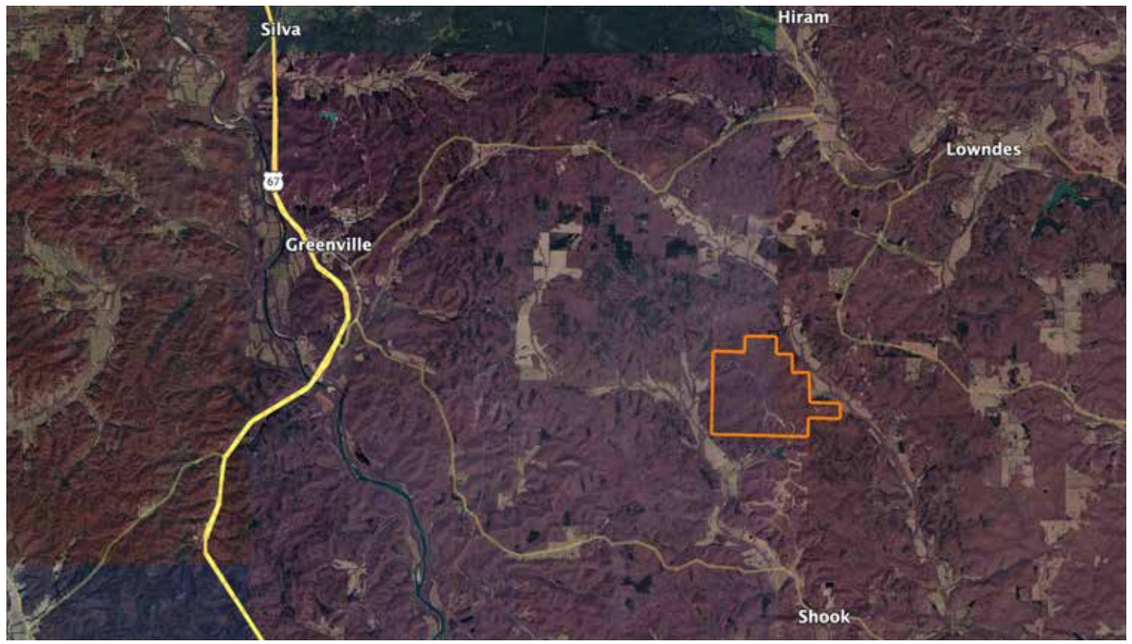




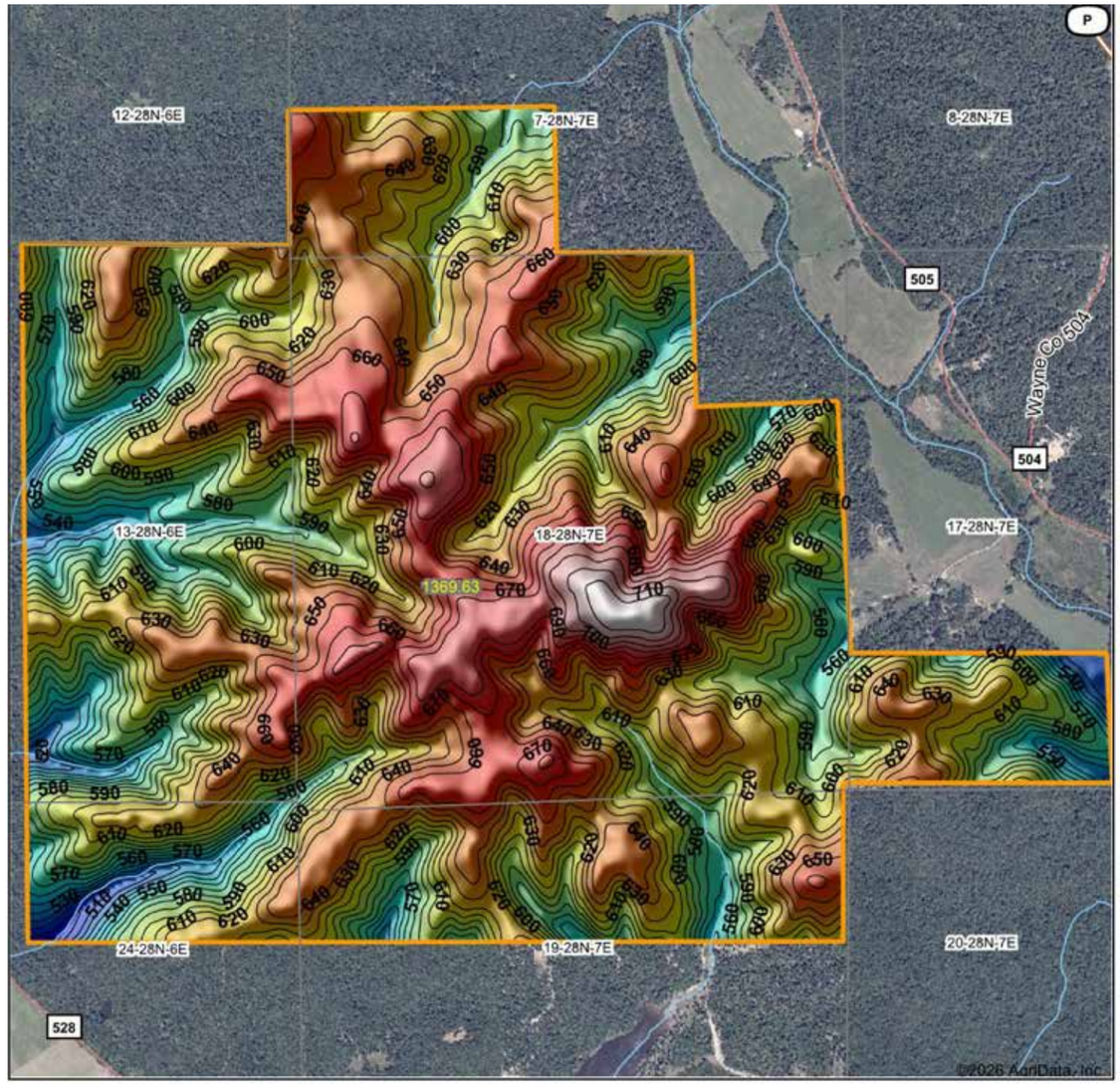


AERIAL MAPS





HILLSHADE MAP



Low Elevation High

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source:	USGS 10 meter dem
Interval(ft):	10
Min:	494.3
Max:	726.8
Range:	232.5
Average:	618.1
Standard Deviation:	37.89 ft

0ft 1549ft 3099ft

N W E S

10/14/2026

18-28N-7E
Wayne County
Missouri

Boundary Center: 37° 5' 41.38, -90° 19' 23.16

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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