

668+- Waterfowl club, New Madrid Missouri
New Madrid MO
Portageville, MO 63873

\$1,700,850
668± Acres
New Madrid County



668+- Waterfowl club, New Madrid Missouri
Portageville, MO / New Madrid County

SUMMARY

Address

New Madrid MO

City, State Zip

Portageville, MO 63873

County

New Madrid County

Type

Hunting Land

Latitude / Longitude

36.439364 / -89.759856

Acreage

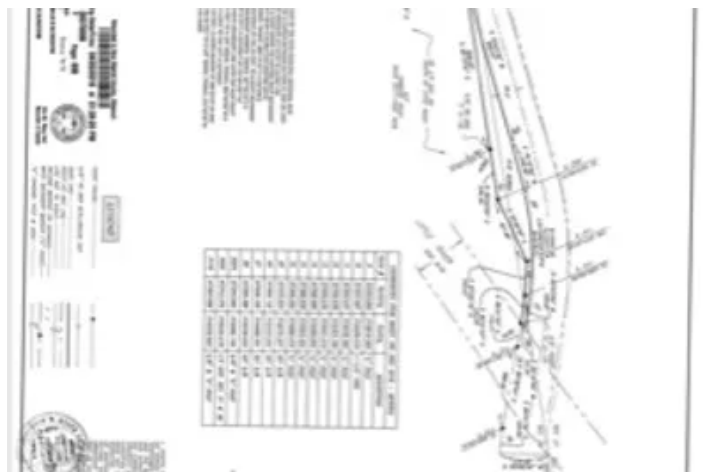
668

Price

\$1,700,850

Property Website

<https://legacylandco.com/property/668-waterfowl-club-new-madrid-missouri/new-madrid/missouri/68227/>



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PROPERTY DESCRIPTION

YOU CAN'T BUY GOOD WATERFOWL GROUND THIS INEXPENSIVELY!

Private tours available — come see what this farm is capable of.

This is a ±668.6-acre premier waterfowl property located along County Highway 162 in New Madrid County, Missouri, most of which is enrolled in WRP and positioned squarely in the Mississippi Flyway. Just 11 miles west of the Mississippi River, this farm is designed to hold ducks and hunt efficiently all season.

On the North side of of Hwy 62

- 4 large wetland pools, all with wells and water-control release valves
- (2) habitat mounds in the larger pool
- 31.8 acres of planted trees
- Balance in native grasses and the Little River
- Plenty of land outside easements for roads, parking, and even room to build a hunting lodge
- Deer are already using the property as grasses and trees mature

SOUTH OF HWY 162

- 2 large wetland pools with (3) habitat mounds
- 3 additional smaller wetland pools
- All pools feature wells and water-control structures
- Approximately 62.8 acres of planted trees
- Excellent ATV trail system for accessing blinds and moving across the property
- Larger trees and thicker cover make this side huntable for deer as well

SOUTHWEST BLOCK (±234.5 ACRES)

- 3 large wetland pools with wells and water-control
- Multiple habitat mounds
- Roughly 60 acres of planted trees
- Slightly more slope and topography, adding diversity
- Accessed from the east via County Road 357

As shown in the photos, the water-control structures are new.

The hard work is done — now you just hunt

- Memphis: 1.5 hours
- St. Louis: 2.5 hours
- Nashville, TN: 3 hours

OFFERED THREE WAYS

- ±668 acres (entire property)
- ±443 acres
- ±234 acres

ASKING \$1,700,850 for the ±668 acres

That's just \$2,550 per acre for top-tier Mississippi Flyway waterfowl ground.

For questions or to schedule a private showing: Contact the Legacy Land Company listing agent

Cabot Benton

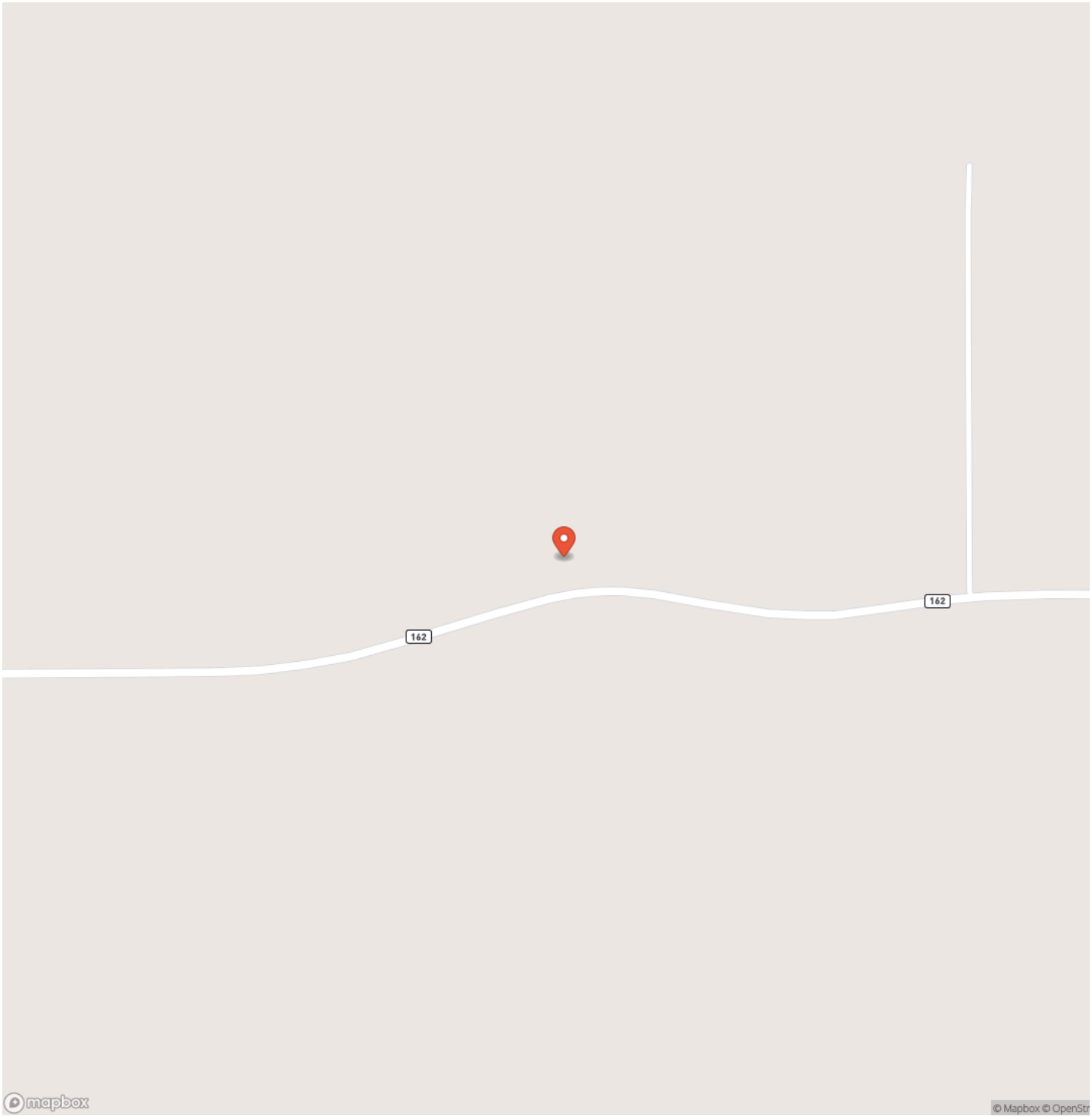
217-371-2598

cbenton@legacylandco.com

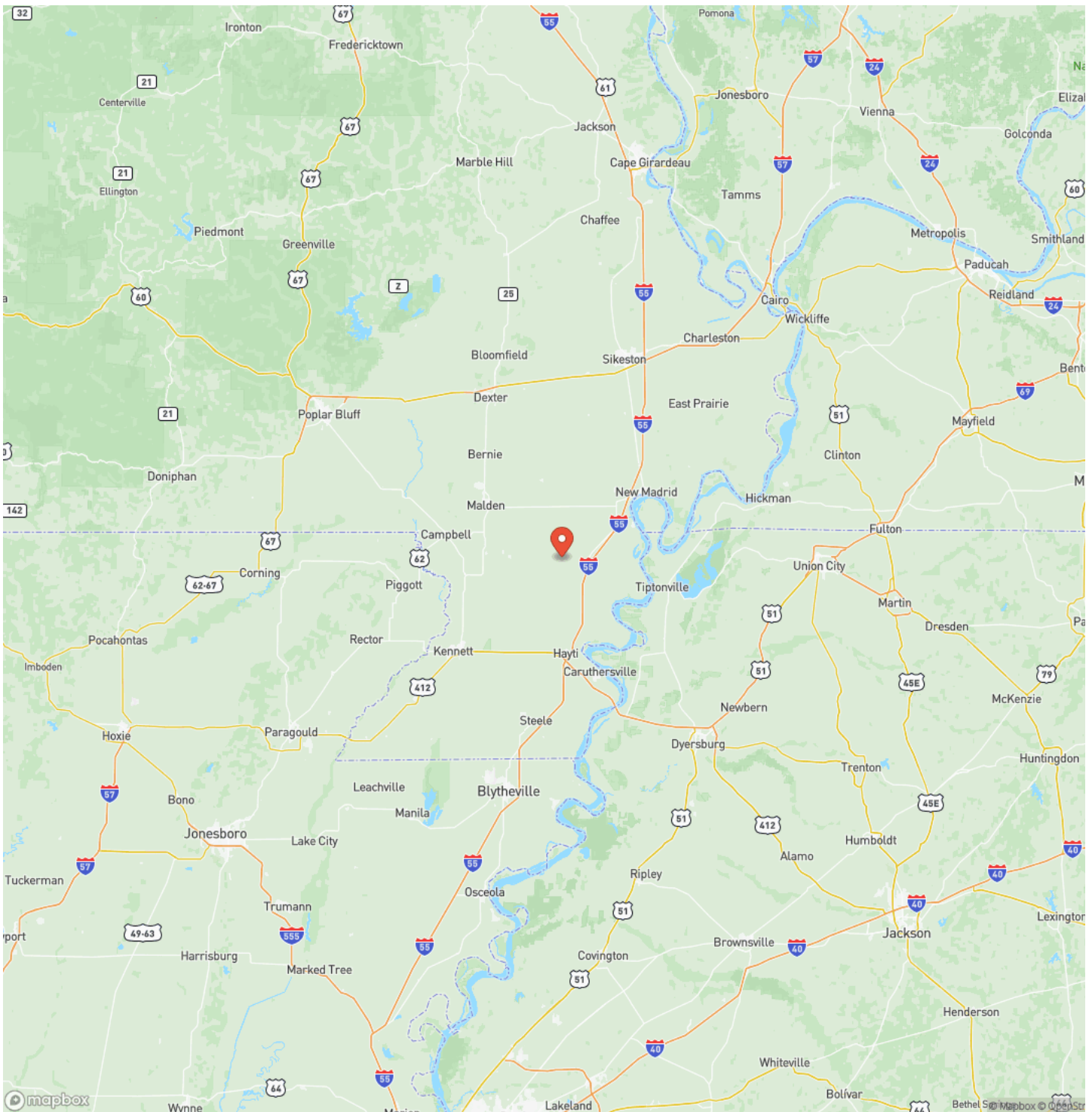
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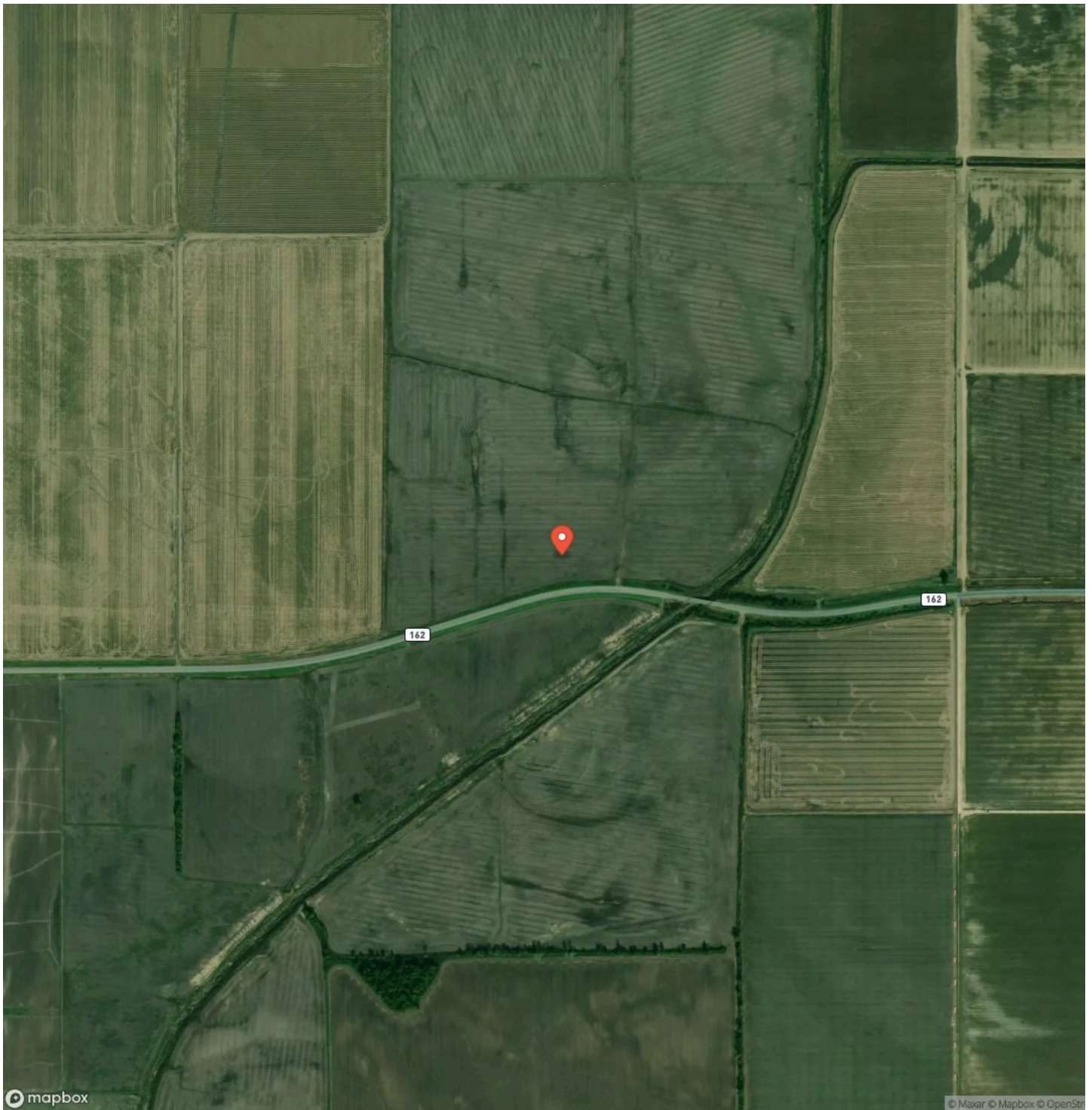
Locator Map



Locator Map



Satellite Map



**668+- Waterfowl club, New Madrid Missouri
Portageville, MO / New Madrid County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Cabot Benton

Mobile

(217) 371-2598

Email

cbenton@legacylandco.com

Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

NOTES

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NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Legacy Land Co LLC
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