

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 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

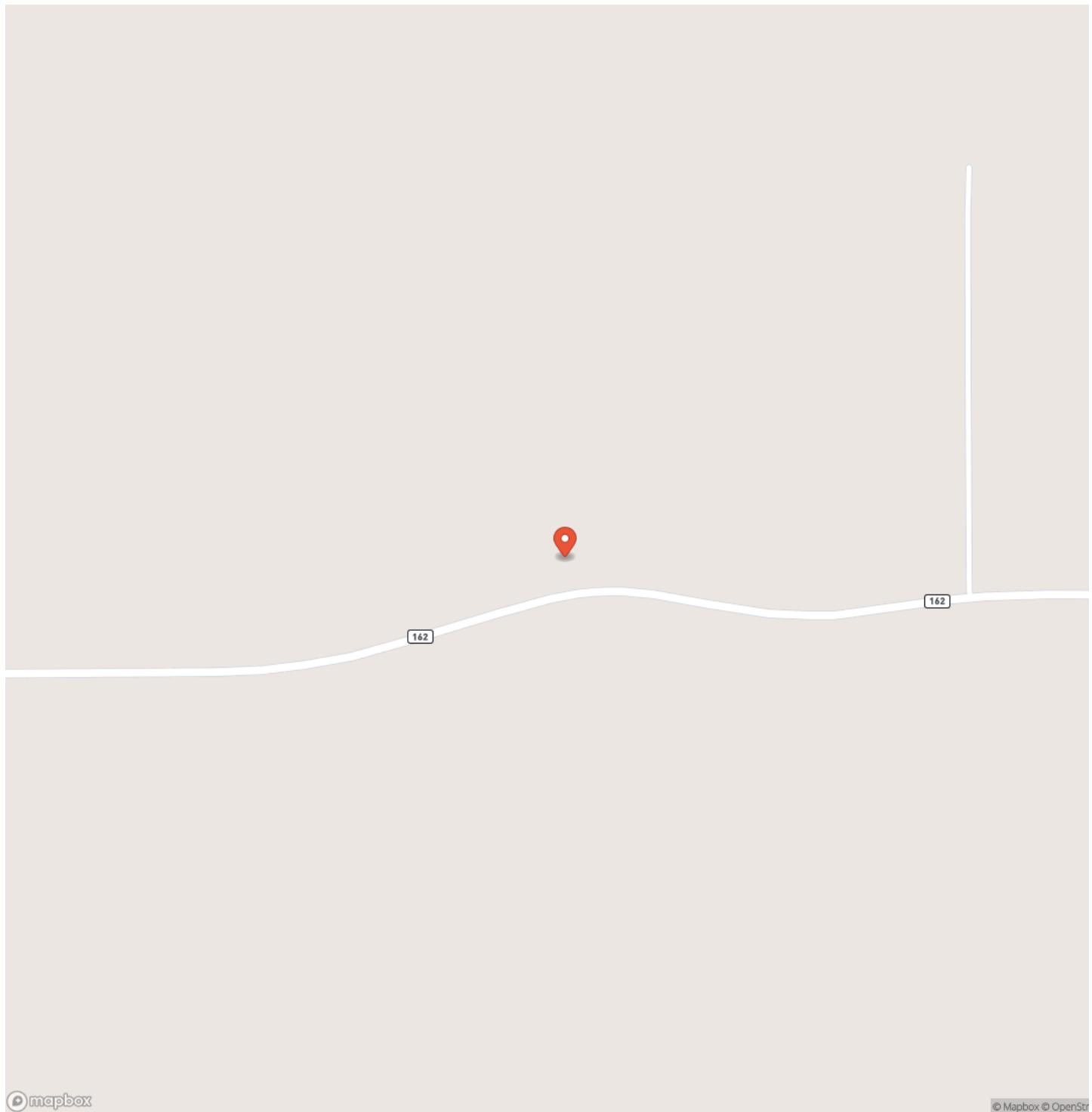
cbenton@legacylandco.com

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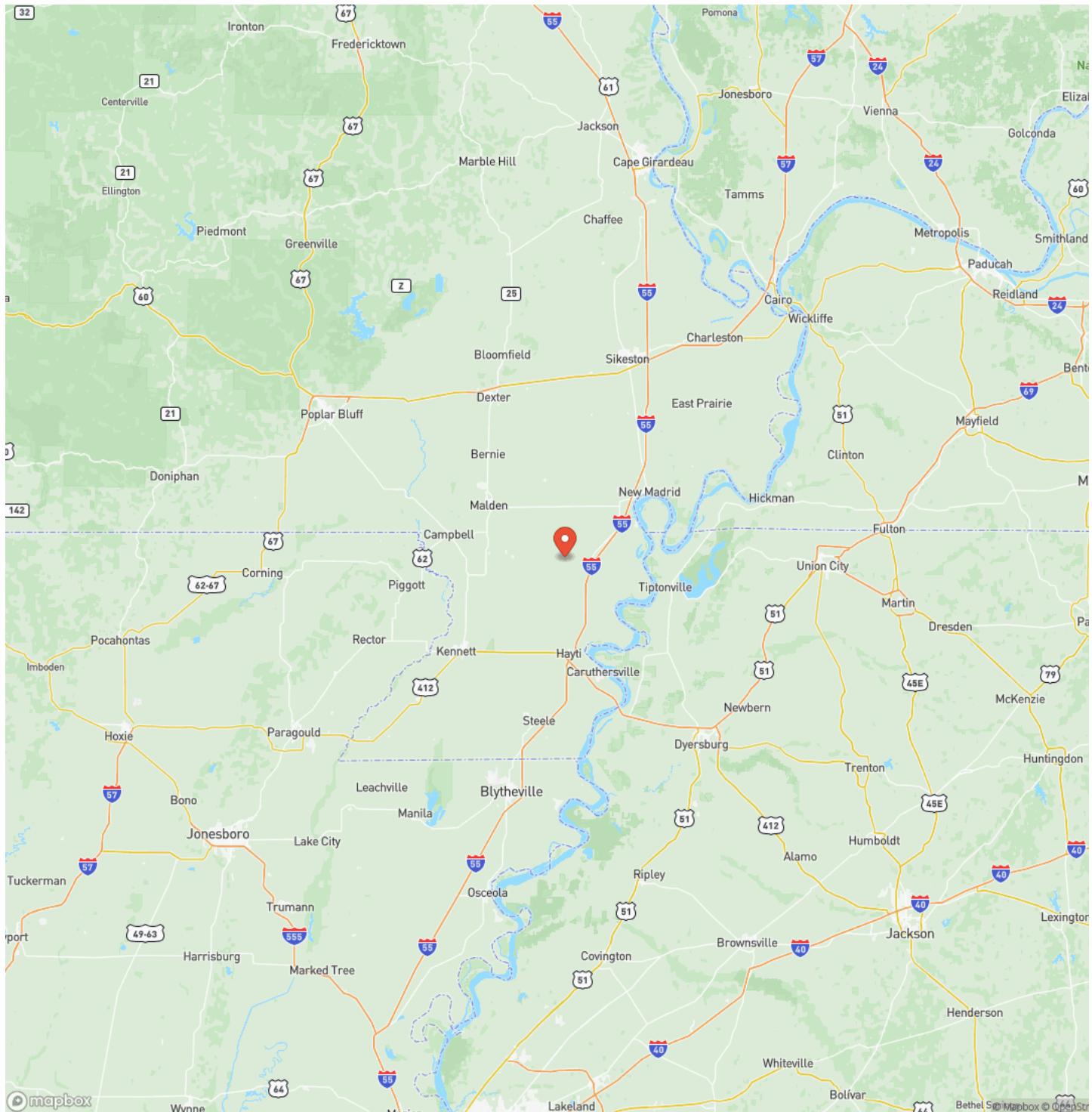
Locator Map



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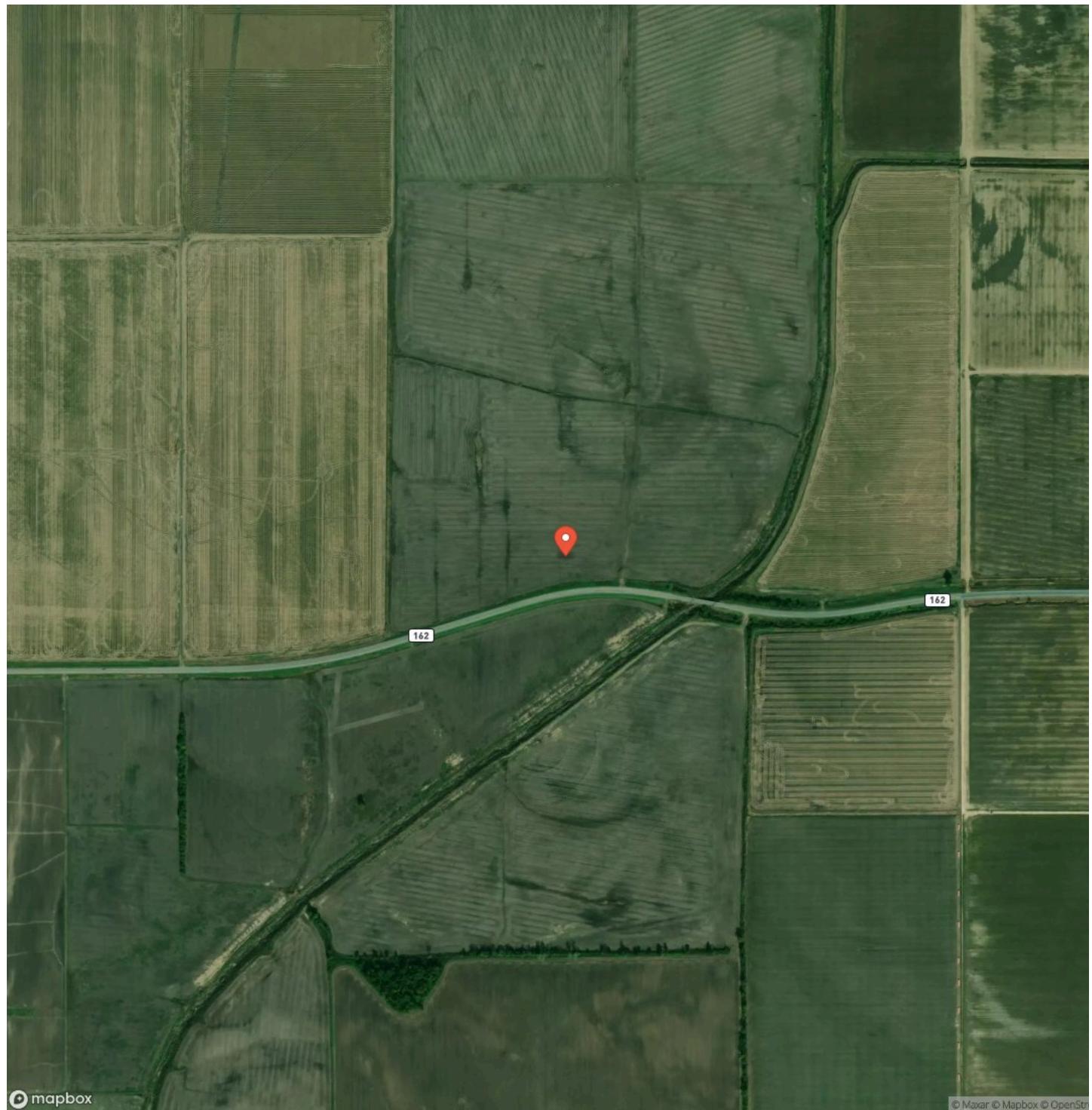
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Locator Map



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Satellite Map



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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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DISCLAIMERS

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Legacy Land Co LLC
903 Liberty St
Rushville, IL 62681
(217) 371-2598
