

433+- acres Waterfowl property New Madrid County
Missouri
0 Hwy 162 S
Portageville, MO 63873

\$1,075,000
433± Acres
New Madrid County



433+- acres Waterfowl property New Madrid County Missouri
Portageville, MO / New Madrid County

SUMMARY

Address

0 Hwy 162 S

City, State Zip

Portageville, MO 63873

County

New Madrid County

Type

Hunting Land

Latitude / Longitude

36.438052 / -89.760728

Acreage

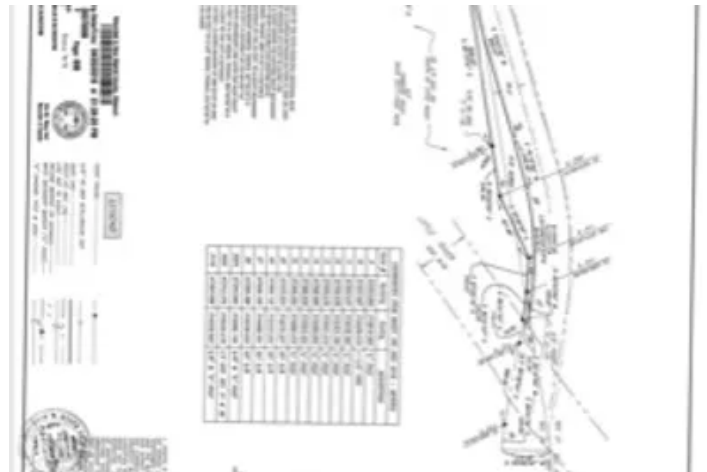
433

Price

\$1,075,000

Property Website

<https://legacylandco.com/property/433-acres-waterfowl-property-new-madrid-county-missouri/new-madrid/missouri/68229/>



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PROPERTY DESCRIPTION

WRP WATERFOWL PROPERTY — BUY IT NOW AND BE HUNTING BY FALL!

Call today to schedule a private tour.

This is a ±433-acre premier waterfowl property located along County Highway 162 in New Madrid County, Missouri. Most of the farm is enrolled in WRP and sits squarely in the Mississippi Flyway, just 11 miles west of the Mississippi River. These are the kind of duck holes buyers are always looking for — and they don't come along often at this price point.

NORTH OF HWY 162

- 4 large wetland pools, all equipped 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

SOUTH OF HWY 162

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

A detailed list of planted trees is included in the photos.

The infrastructure is in place — the hard work has already been done.

EASY DRIVE FROM:

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

OFFERED TWO WAYS

- ±433 acres
- ±668 acres (entire property)

ASKING \$1,075,000 for the ±433 acres

That's only \$2,482.67 per acre for quality Mississippi Flyway waterfowl ground.

If you want a turn-key duck property with water control, access, and room to grow — this one will have you hunting this fall.

If you are interested contact the Legacy Land Company listing agent Cabot Benton [217-371-2598](tel:217-371-2598)

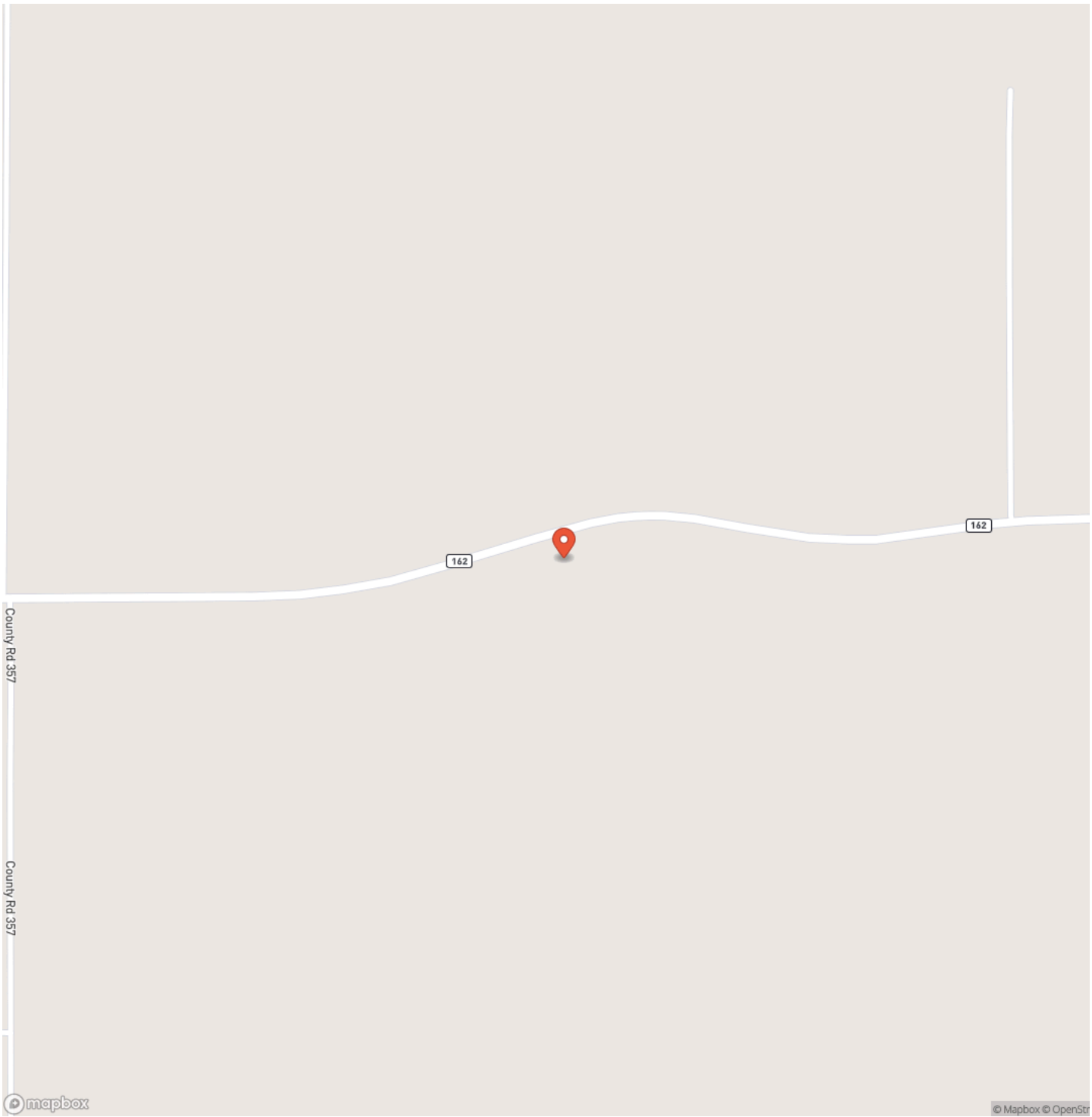
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Overcup Oak	2,900	3,500	6,400
Bur Oak	1,430	2,500	3,930
Swamp Chestnut Oal	1,270	2,500	3,770
Willow Oak	1,635	3,000	4,635
Pin Oak	3,555	4,500	8,055
Nuttall Oak	745	-	745
Cherrybark Oak	1,135	2,500	3,635
Pecan	1,970	-	1,970
ButtonBush	450	150	600
Persimmon	565	1,000	1,565
Sycamore	835	1,000	1,835
Pecan	-	2,000	2,000
Total	18,965	27,150	46,115

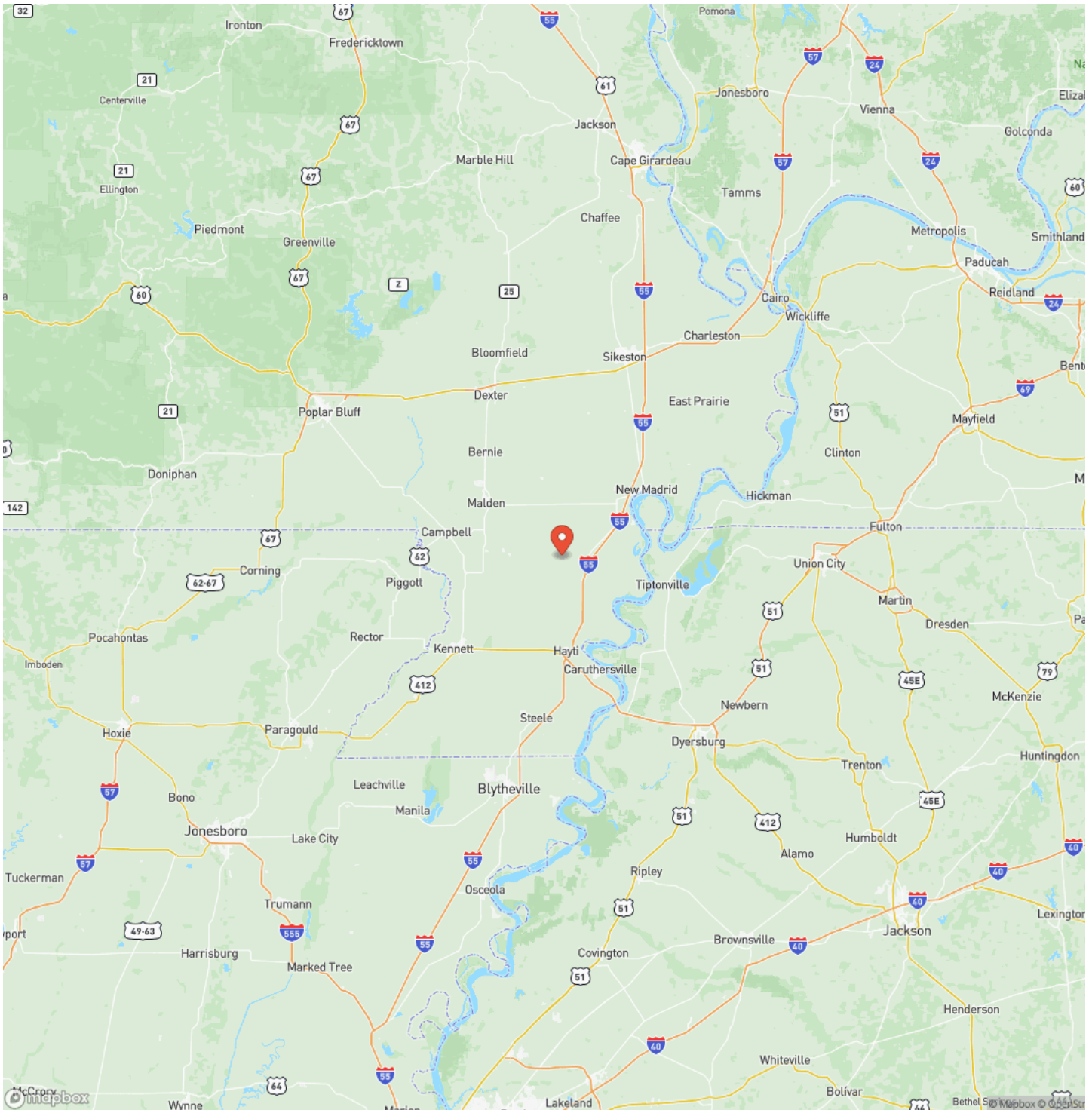


Locator Map

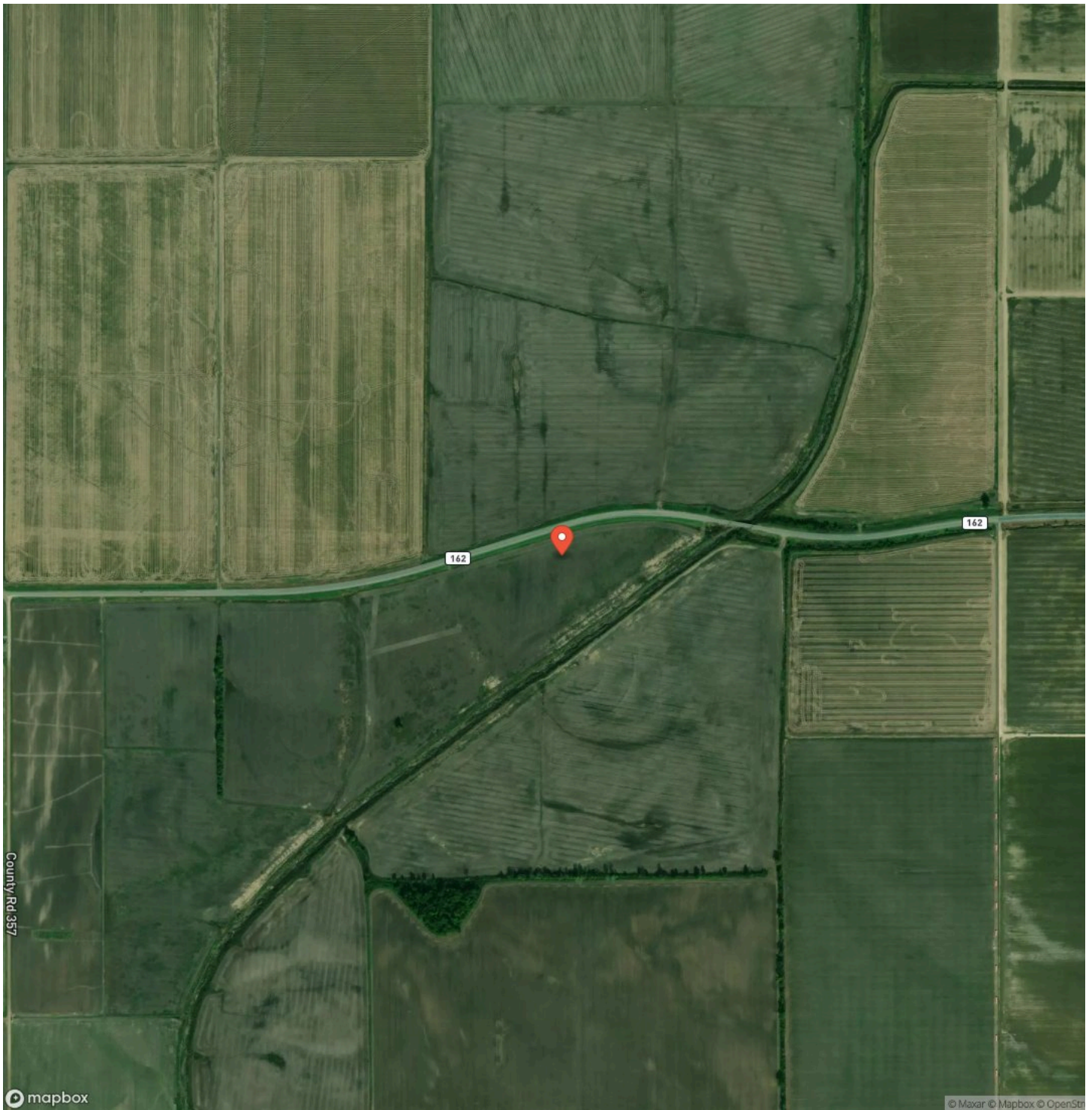


Portageville, MO / New Madrid County

Locator Map



Satellite Map



**433+- acres Waterfowl property New Madrid County 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

[illegible]

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
903 Liberty St
Rushville, IL 62681
(217) 371-2598
