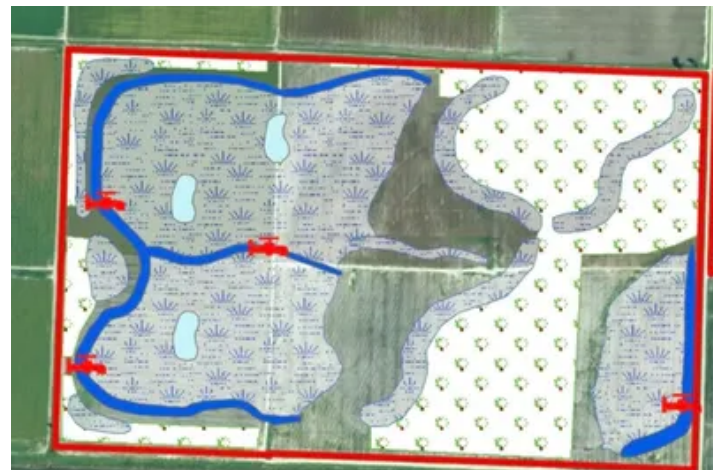


234.5+- acres WRP waterfowl property Southern MO  
0 Portageville MO  
Portageville, MO 63873

**\$725,400**  
234± Acres  
New Madrid County



**234.5+- acres WRP waterfowl property Southern MO**  
**Portageville, MO / New Madrid County**

**SUMMARY**

**Address**

0 Portageville MO

**City, State Zip**

Portageville, MO 63873

**County**

New Madrid County

**Type**

Hunting Land

**Latitude / Longitude**

36.436628 / -89.76554

**Acreage**

234

**Price**

\$725,400

**Property Website**

<https://legacylandco.com/property/234-5-acres-wrp-waterfowl-property-southern-mo/new-madrid/missouri/68228/>



## 234.5+- acres WRP waterfowl property Southern MO Portageville, MO / New Madrid County

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### **PROPERTY DESCRIPTION**

#### DUCKS, DUCKS, DUCKS! PRIME MISSISSIPPI FLYWAY WATERFOWL PROPERTY

If you're looking for a beautiful duck farm in the heart of the Mississippi Flyway, this one checks every box. Located in Southern Missouri, New Madrid County, just minutes from Arkansas and only 11 miles west of the Mississippi River, this ±234.5-acre WRP property is built to hold and hunt ducks all season long.

The farm features two large wetland pools, one smaller pool, and three habitat mounds strategically placed between the wetlands. Each pool is equipped with wells and water-control release valves, allowing you to manage water levels for early season, freeze-ups, or late-season migrations. The remainder of the property is planted in thousands of trees and native grasses, creating ideal loafing, feeding, and security cover.

Access is easy, coming in from the east off County Road 357, just south of Highway 162. Multiple holes give you flexibility for wind direction, hunting pressure, and guest groups — a setup serious duck hunters appreciate.

This waterfowl property is offered three ways:

- ±234.5 acres
- ±433 acres
- ±668 acres (entire property)

ASKING \$725,400 for the ±234.5 acres

If you want a turn-key duck property in a legendary flyway with water control already in place, this is one you need to see.

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

Cabot Benton [217-371-2598](tel:217-371-2598) [cbenton@legacylandco.com](mailto:cbenton@legacylandco.com)

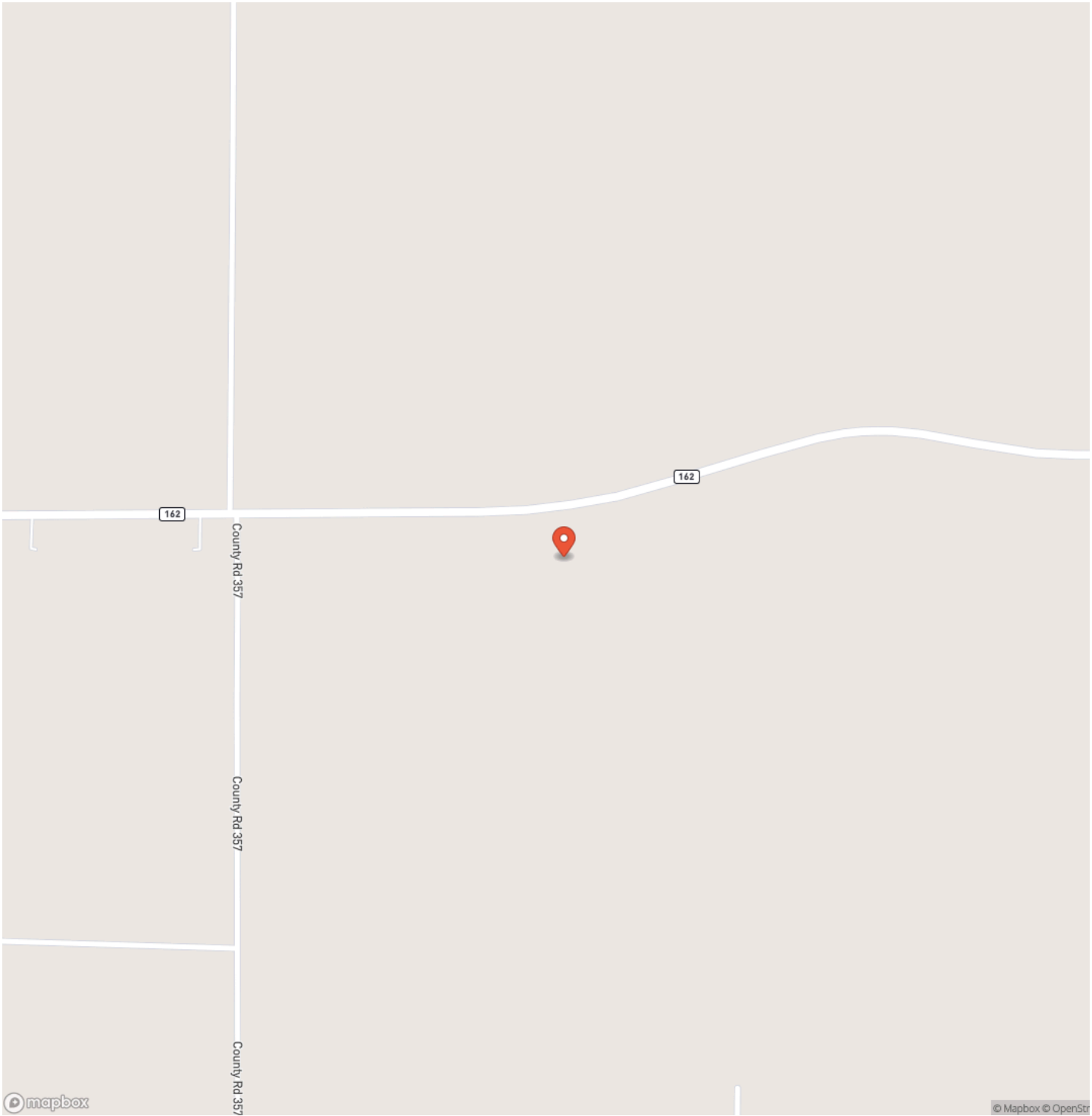


234.5+- acres WRP waterfowl property Southern MO  
Portageville, MO / New Madrid County

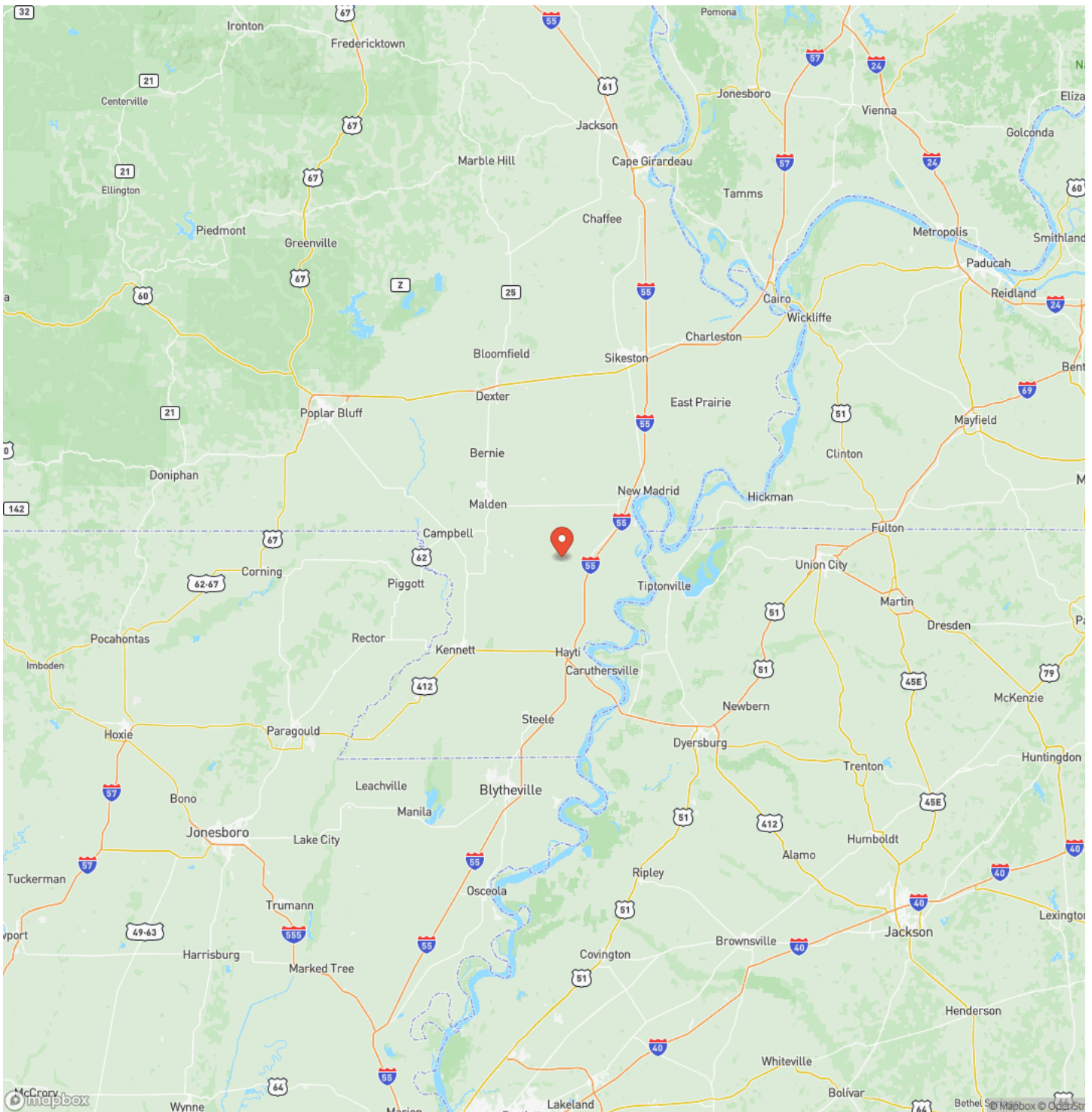
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# Locator Map



## Locator Map

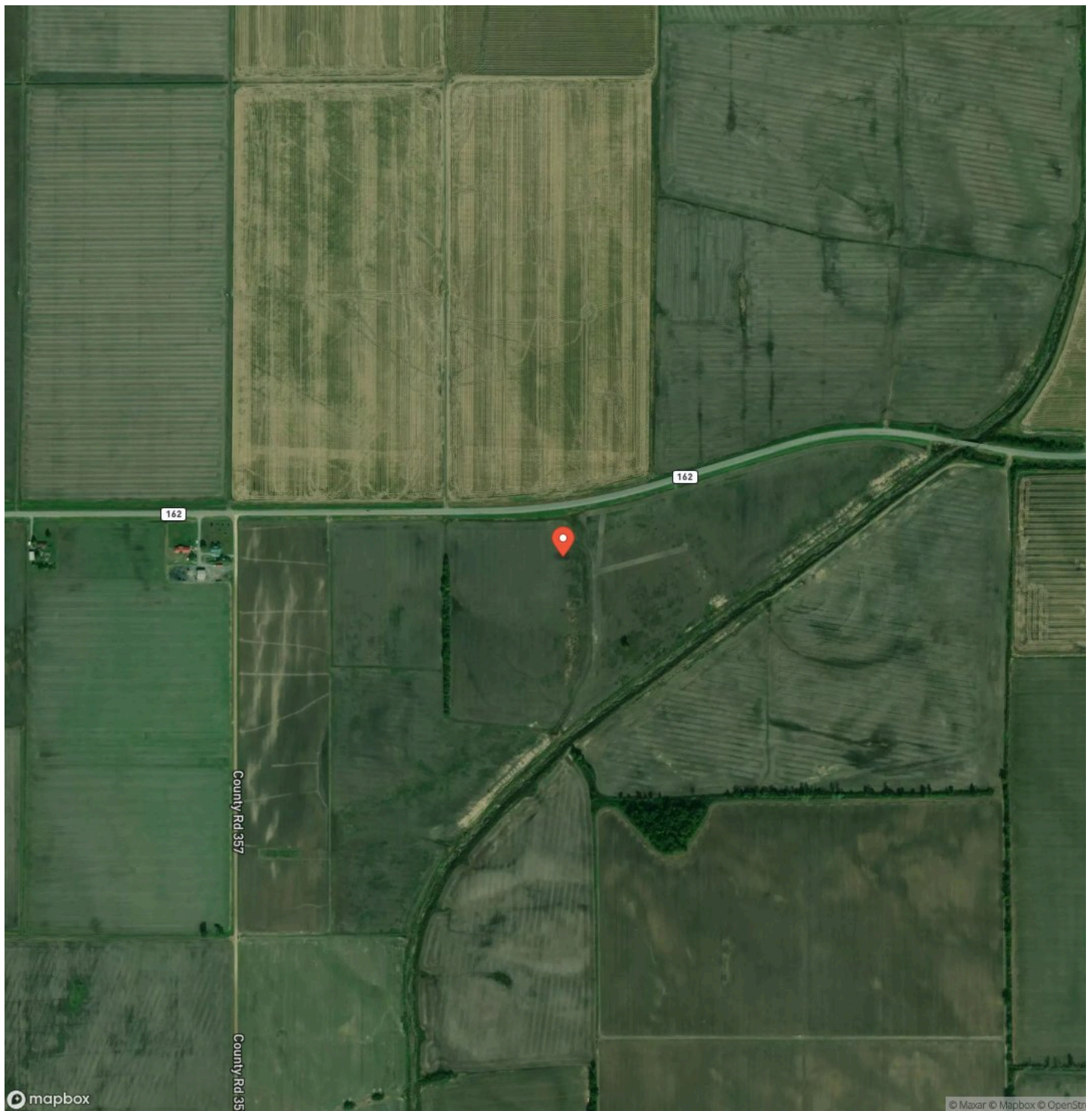




234.5+- acres WRP waterfowl property Southern MO  
Portageville, MO / New Madrid County

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## Satellite Map



**234.5+- acres WRP waterfowl property Southern MO  
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

This image shows a blank sheet of white paper with horizontal 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.



## 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**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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

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