

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/>



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Portageville, MO / New Madrid County**

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

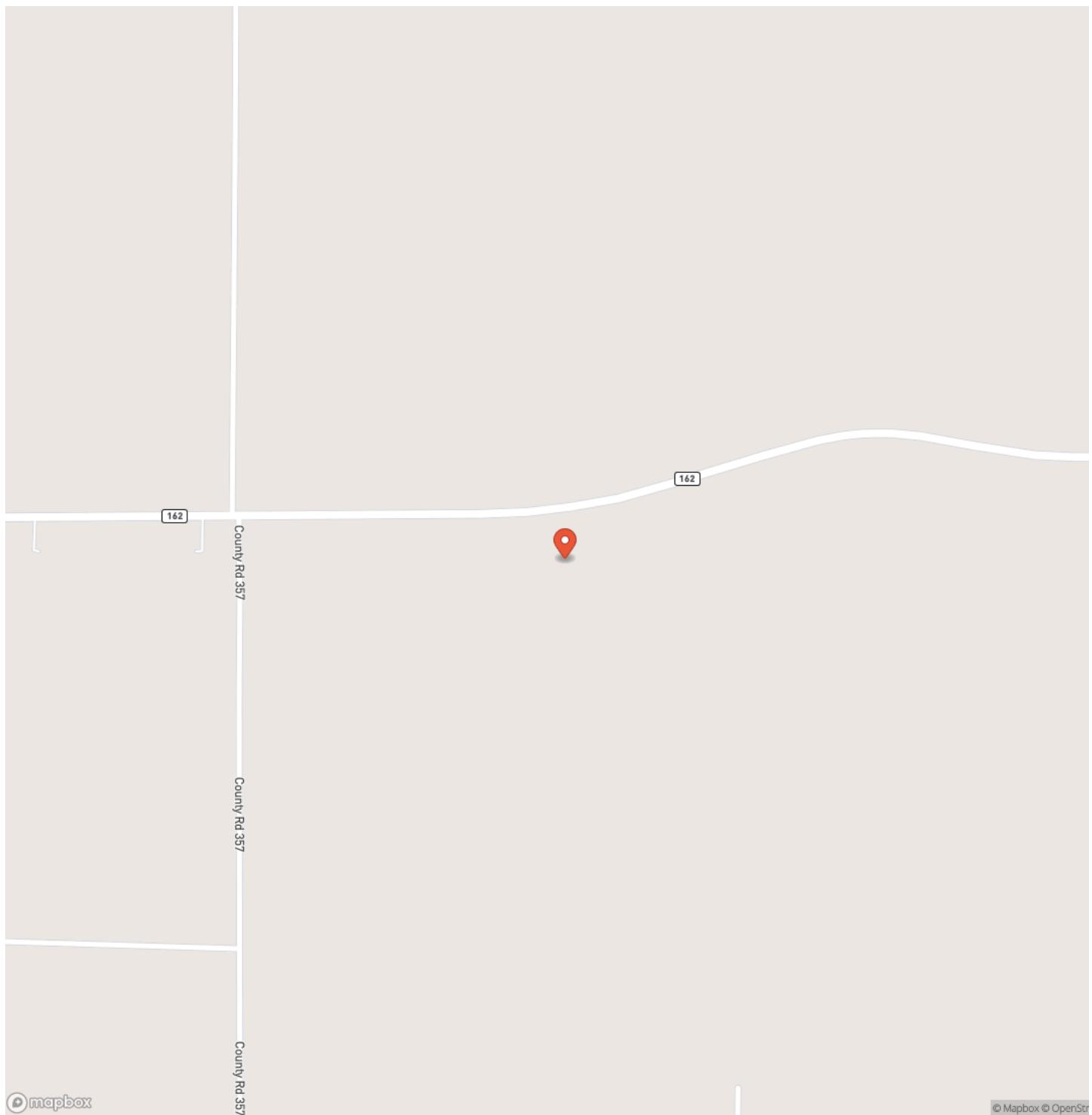
Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

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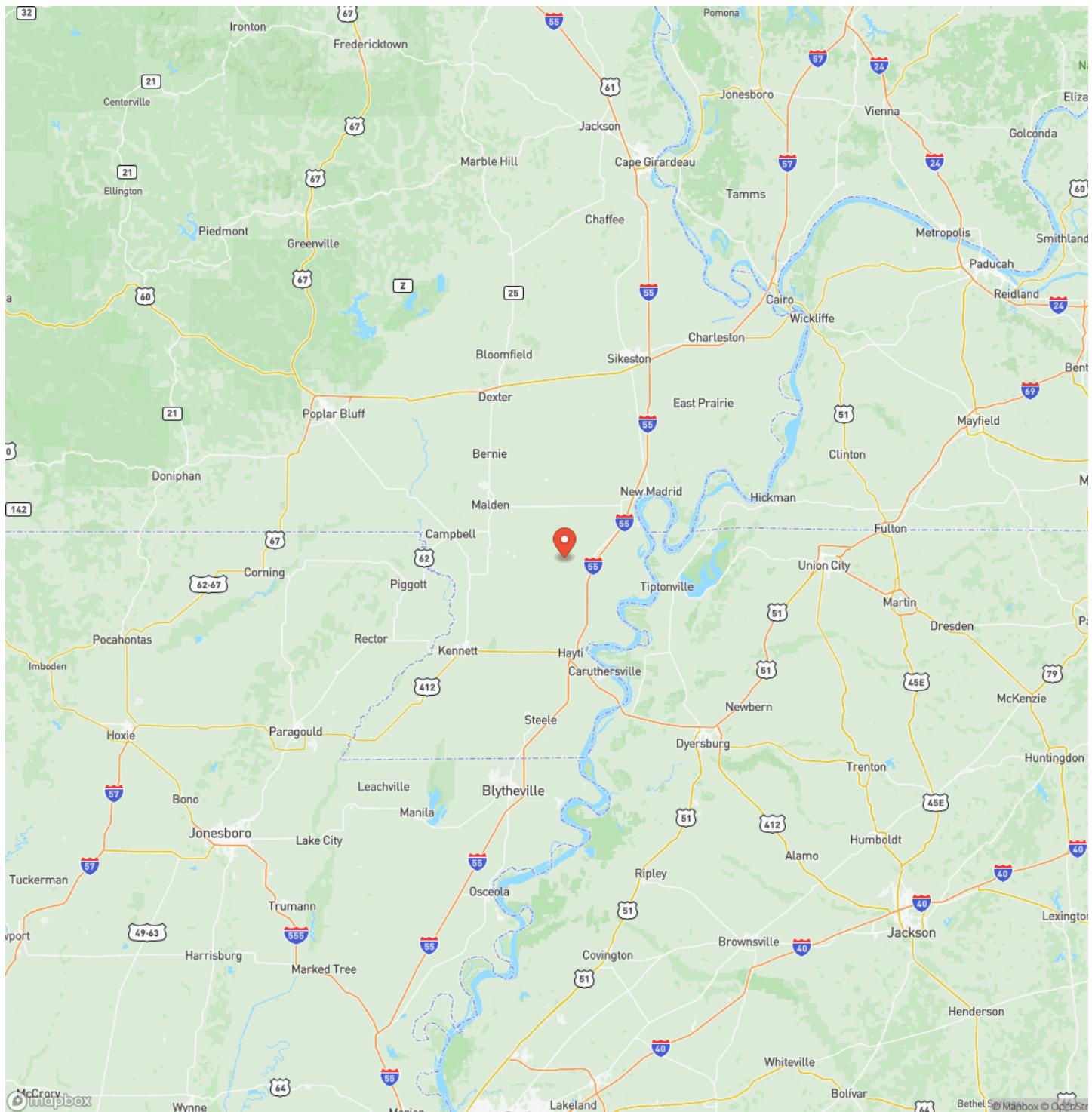


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Locator Map

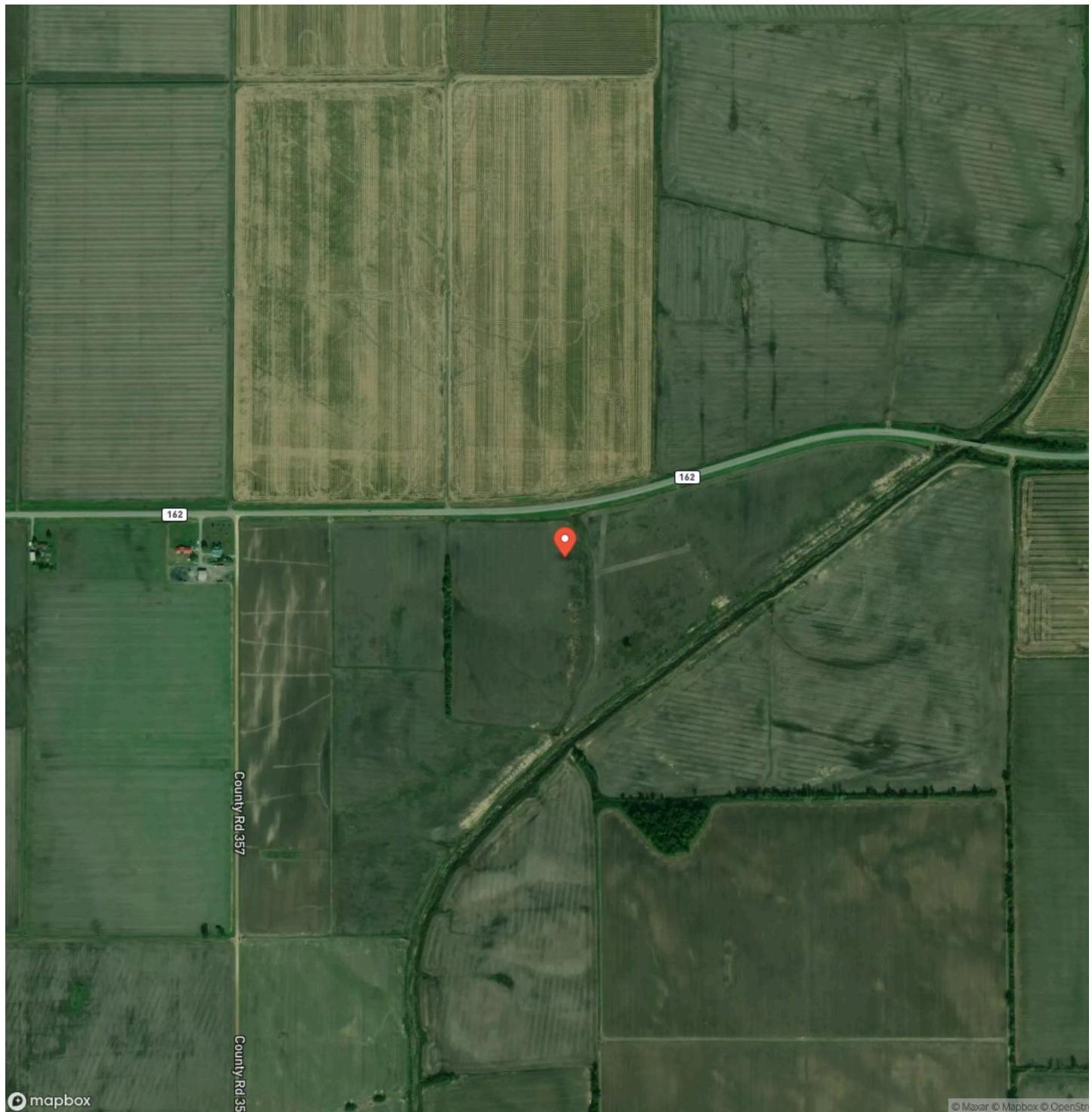


Locator Map



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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

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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.

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