

234.5+- acres WRP waterfowl property Southern MO
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

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**

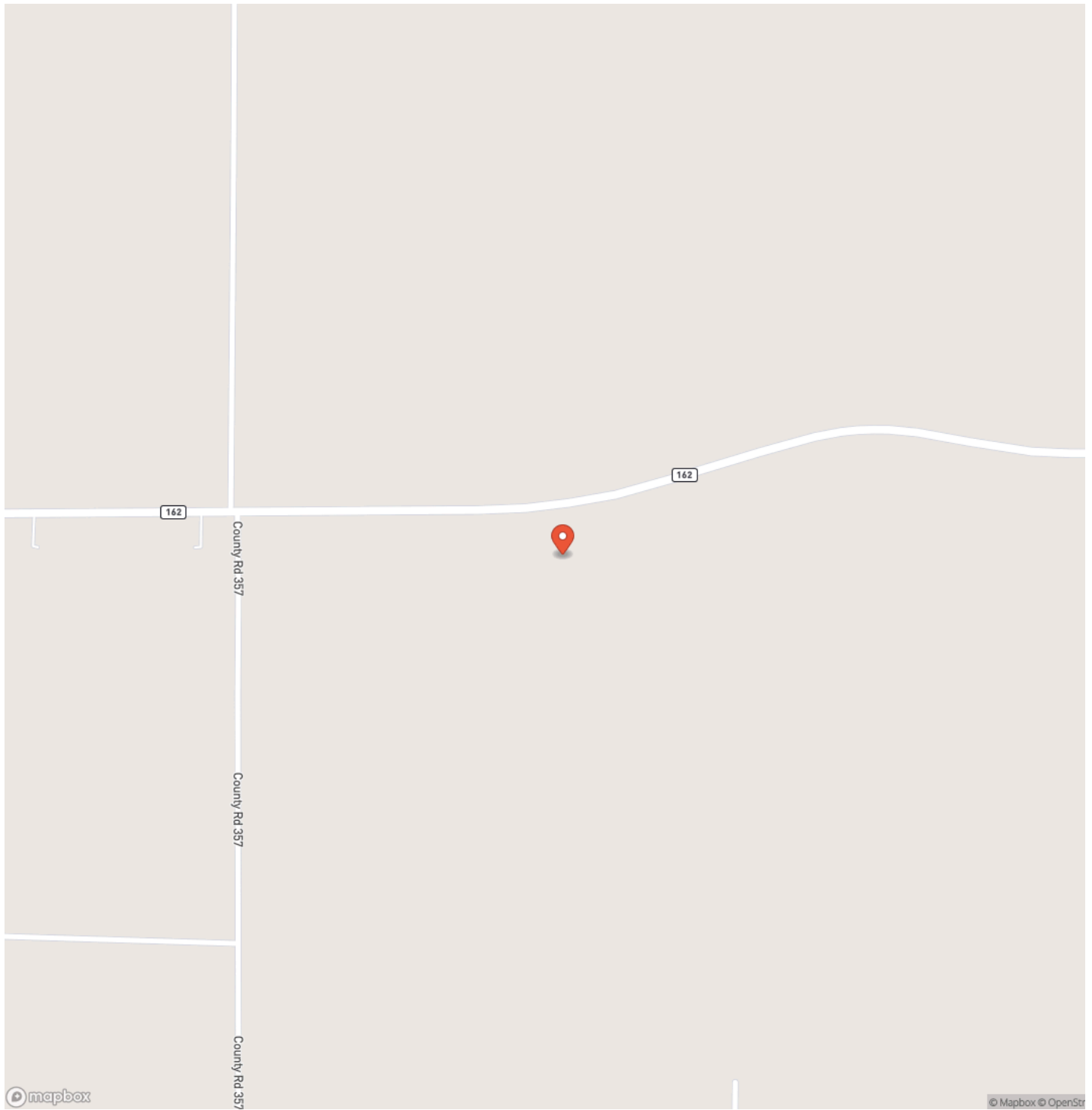
PROPERTY DESCRIPTION

Ducks Ducks Ducks! Give me a call to schedule a private showing WRP WATERFOWL PROPERTY, Southern Missouri, very close to Arkansas This is approximately 234 +- acres that runs along County Rd 357 going south off Hwy 162 in New Madrid County, all of which is enrolled into WRP and lays in the Mississippi flyway. These duck holes are just over 11 miles west of the Mississippi River. On this farm there are 2 large wetland pools, with 3 habitat mounds between them and 1 smaller wetland pool all with well and water release valves, for controlling the water level. The remainder planted in thousands of trees and native grasses. Looking at the map you can see you come in from the East. This waterfowl property is offered three ways, this 234.5 acre piece a 433+- acre piece and also as a whole 668+- acre piece. Asking just \$725,400 for this 234.5+- acres If you are interested in seeing this property or have questions contact Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

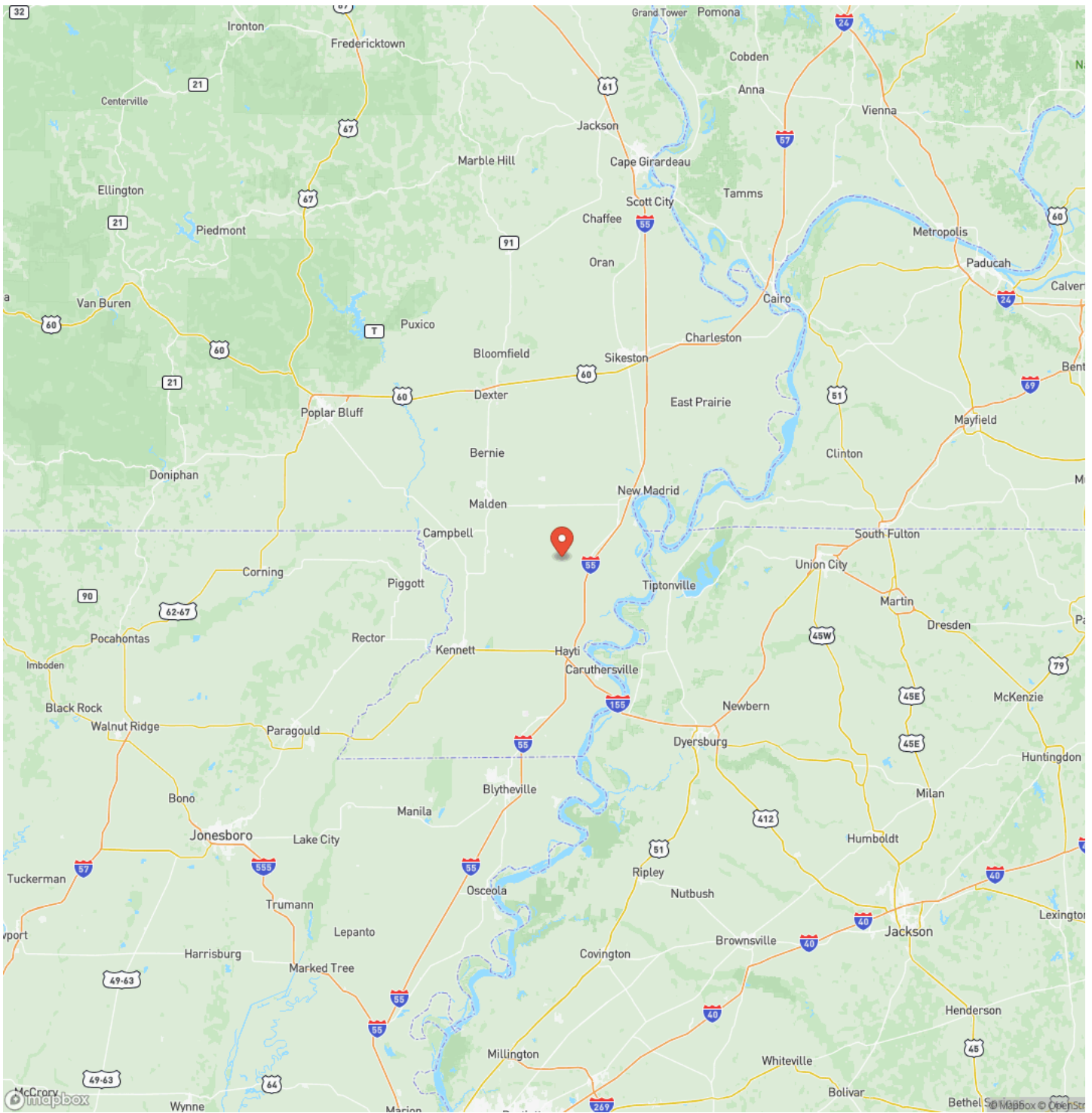
234.5+- acres WRP waterfowl property Southern MO
Portageville, MO / New Madrid County



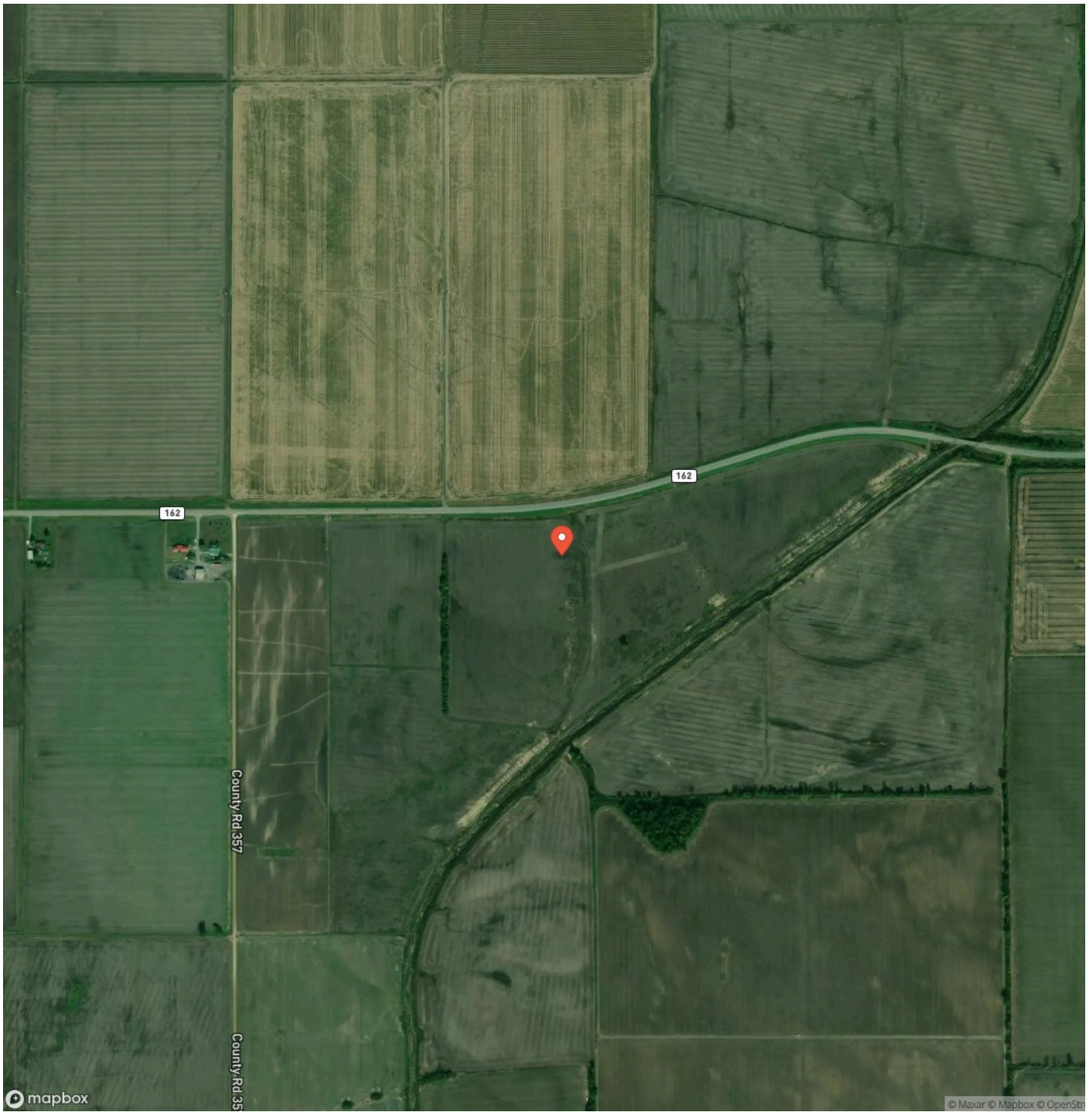
Locator Map



Locator Map



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
City / State / Zip
Covington, IN 47932

NOTES

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.

Legacy Land Co LLC
903 Liberty St
Covington, IN 47932
(765) 585-8207
