

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

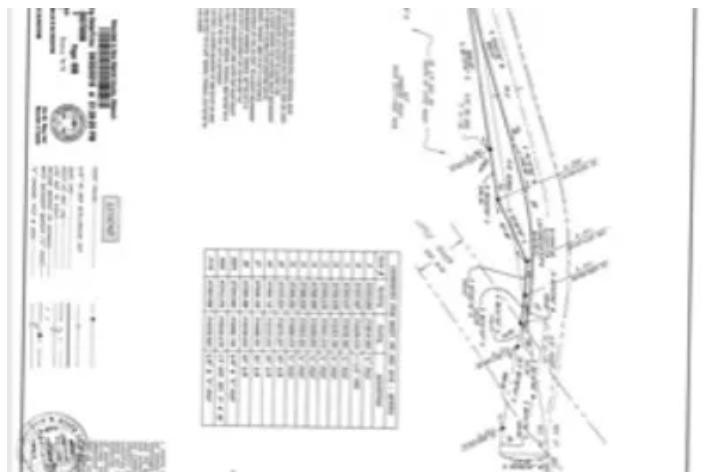
668

Price

\$1,700,850

Property Website

<https://legacylandco.com/property/668-waterfowl-club-new-madrid-missouri/new-madrid/missouri/68227/>



668+- Waterfowl club, New Madrid Missouri Portageville, MO / New Madrid County

PROPERTY DESCRIPTION

You cant buy good waterfowl ground this inexpensively! Come take a private tour and look at what this property has to offer This is approximately 668.60 +- acres that runs along County Hwy 162 in New Madrid County, most 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. There are several different pieces that make up this entire waterfowl property. On the North side of 162 there are 4 large wetland pools, all with well and water release valves, for controlling the water level. There are (2) habitat mounds in the larger pool. There is also 31.8 acres of planted trees on this side, with the remainder being in native grasses and the Little River. Looking at the maps you can see there is plenty of land left out for easement roads and parking and even enough to build a hunting lodge on. With the grasses and trees growing in, the deer are starting to us the farm too. South of County Hwy 162 and included in this listing is another 2 large wetland pool with (3) habitat mounds and 3 smaller wetland pools, all with well and water release valves for controlling the water level. And there is roughly 62.8 acres of planted trees on this piece. There is a great trail system for riding ATV's to get to your blinds or access the entire piece of property. There are some larger trees and thicker brush on this side that could be deer hunted also. There is a list of the trees planted, in the pictures. Then there is the SW block which is a total of 234.5+- acres and consist of 3 large wetland pools with wells and water control release and there are several habitat mounds and roughly 60 acres of planted trees on this side. This piece has a little more slope and topography than the rest of the property. You would access this property from the east along County Rd 357. As you can see from the pictures, the water control structures are very new. The hardwork has been done, now you just hunt!

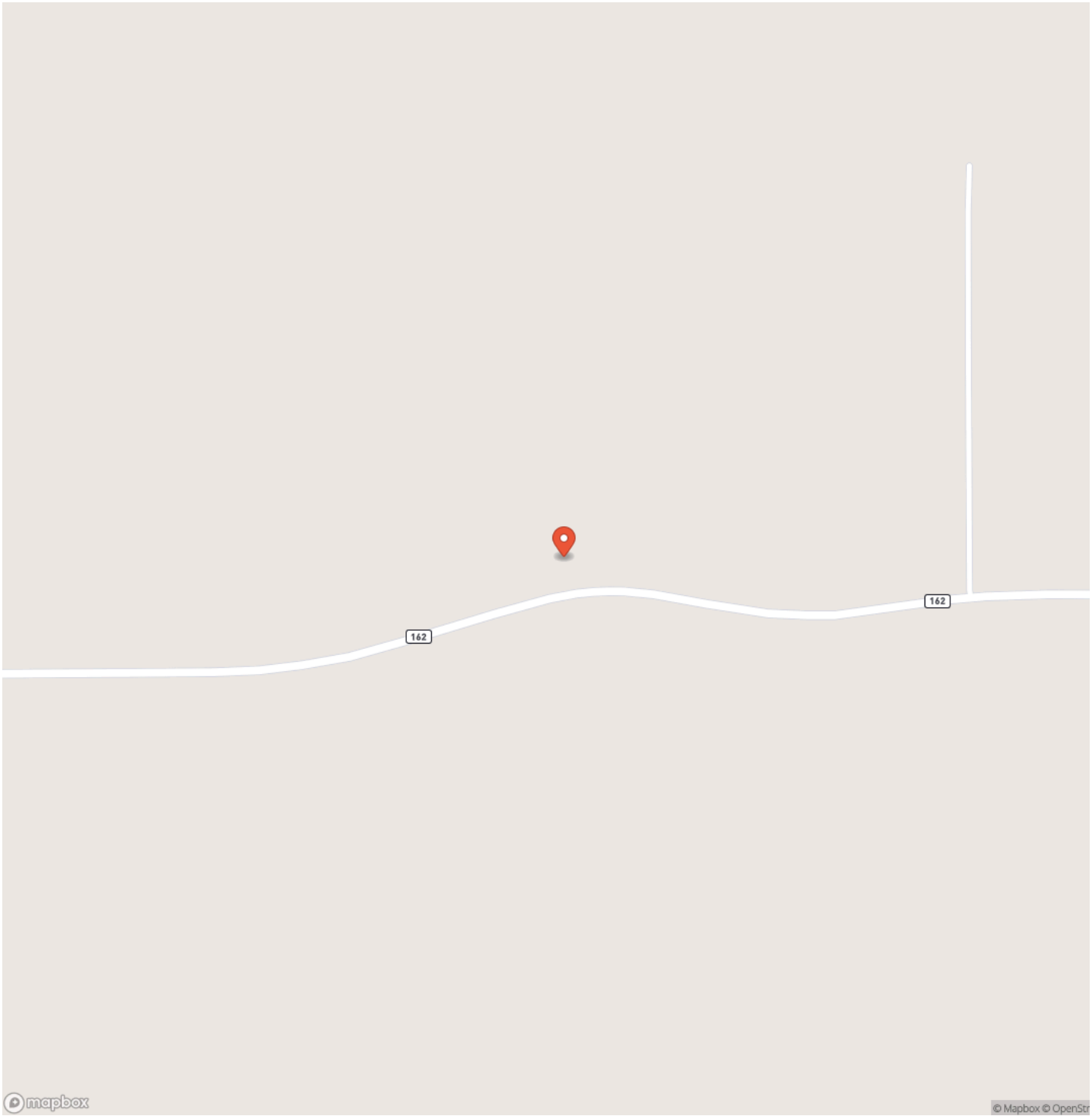
- Memphis 1.5 Hour drive
- St Louis 2.5 Hour drive
- Nashville TN 3 Hour drive

This waterfowl property is offered three ways, this 668+- as a whole, 443+- acre piece or a 234+- acre piece. Asking \$1,700,850 for the 668+- acres that is just \$2550 per acre! If you are interested in seeing this property or have questions contact Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

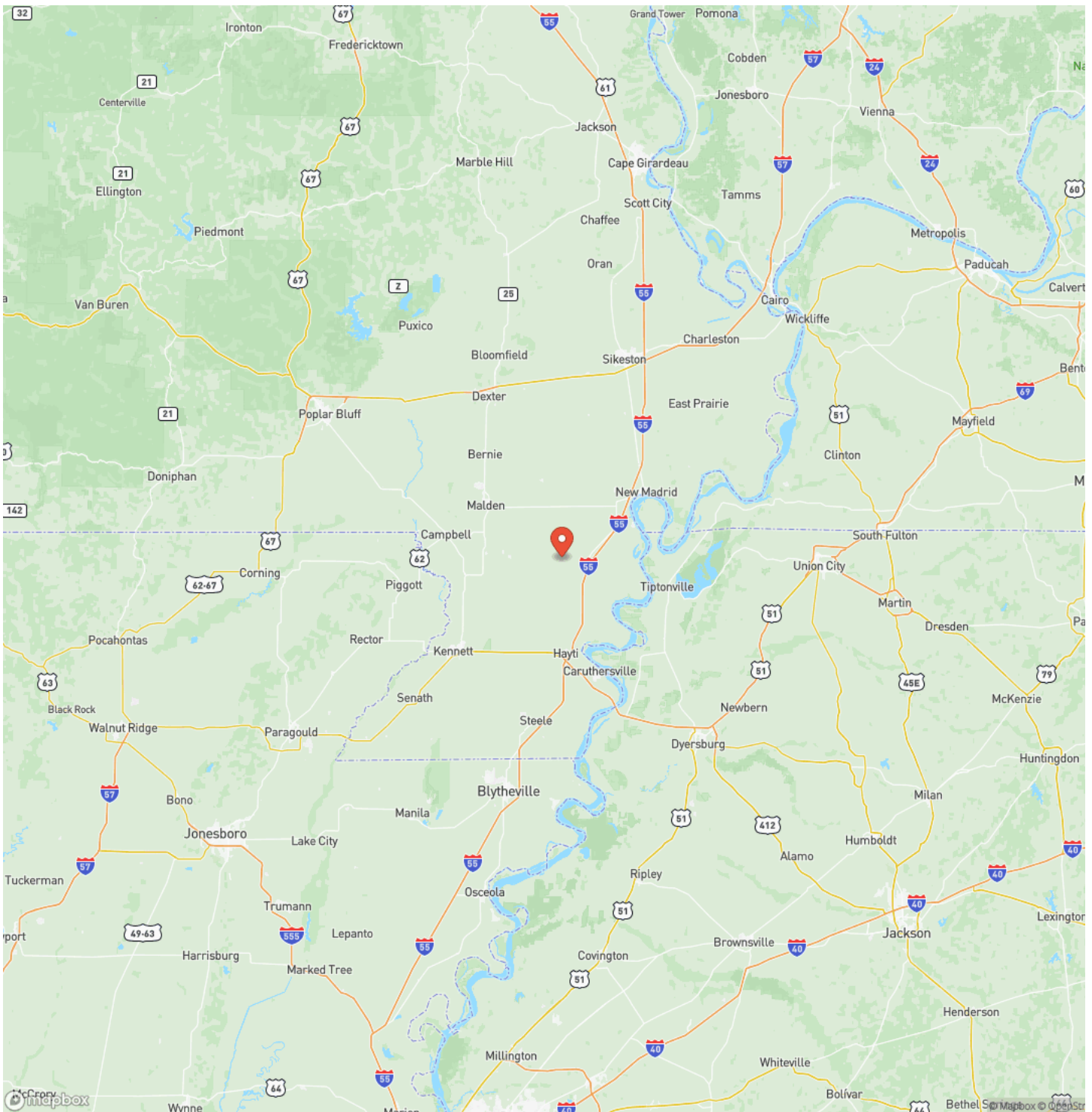
668+- Waterfowl club, New Madrid Missouri
Portageville, MO / New Madrid County



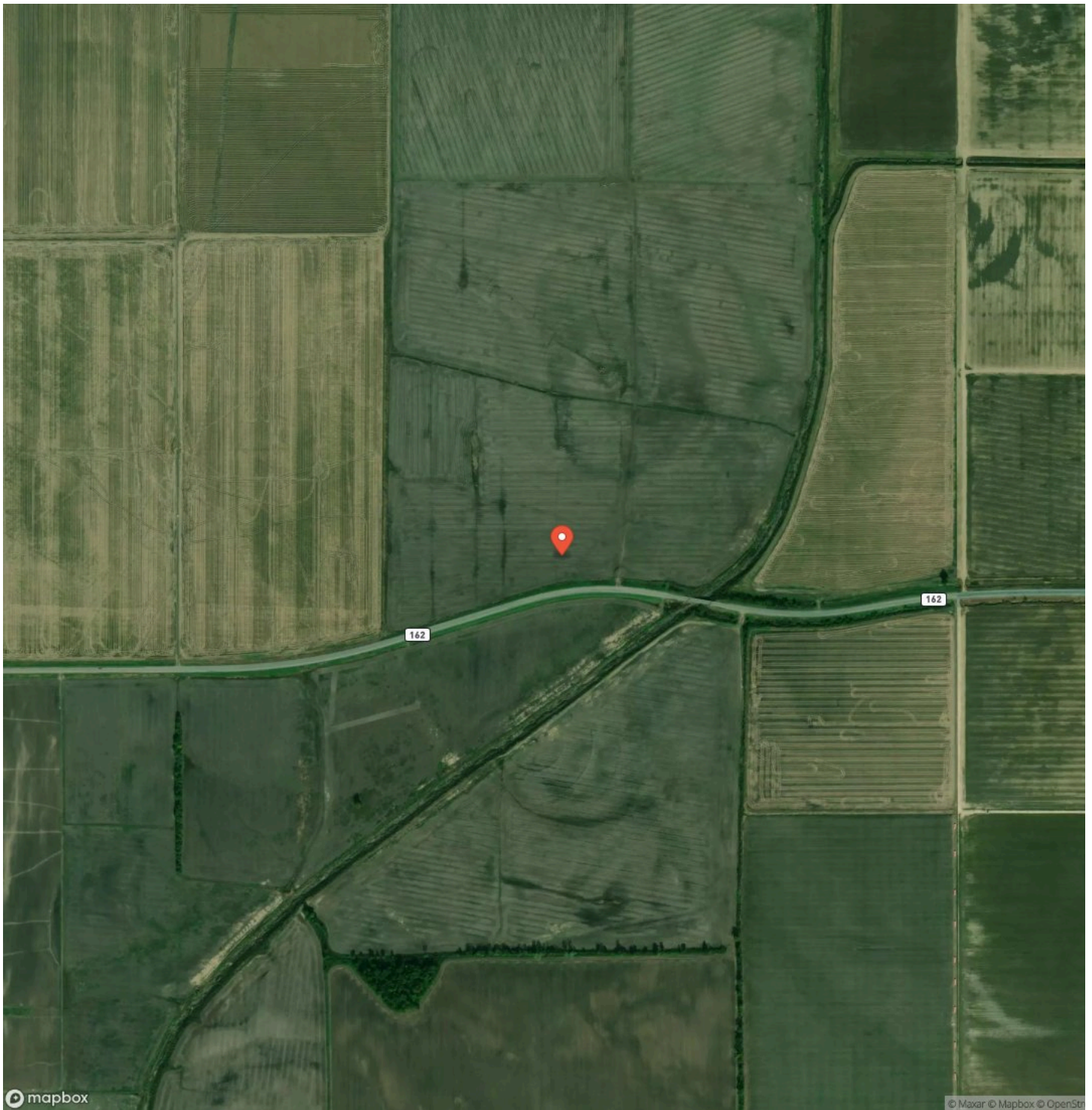
Locator Map



Locator Map



Satellite Map



**668+- Waterfowl club, New Madrid 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

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 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.

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
Rushville, IL 62681
(217) 371-2598
