

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

\$1,075,572
433± Acres
New Madrid County



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

SUMMARY

Address

Hwy 162 S

City, State Zip

Portageville, MO 63873

County

New Madrid County

Type

Hunting Land

Latitude / Longitude

36.438052 / -89.760728

Acreage

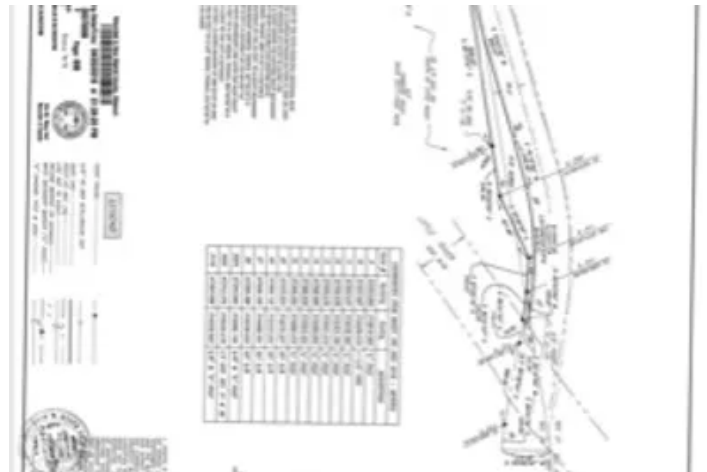
433

Price

\$1,075,572

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, call me for a private tour, get it bought and be hunting by fall! This is approximately 433 +- 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. 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. 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.

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

This waterfowl property is offered two ways, this 433+- and also as a whole 668+- acre piece. Asking \$1,075,572 for the 433+- acres, that is only \$2484 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 Asking \$1,237,945

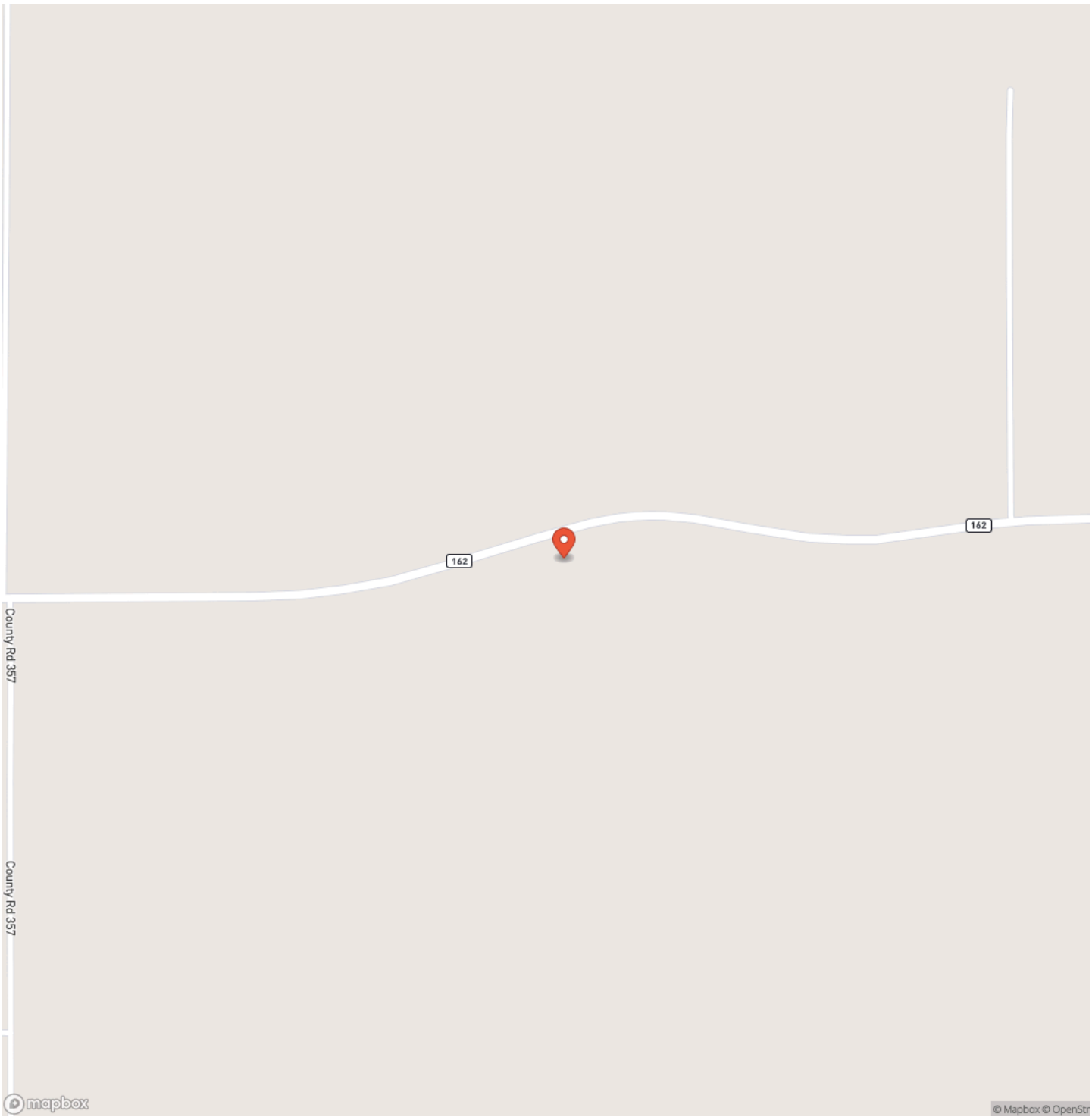
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Overcup Oak	2,900	3,500	6,400
Bur Oak	1,430	2,500	3,930
Swamp Chestnut Oal	1,270	2,500	3,770
Willow Oak	1,635	3,000	4,635
Pin Oak	3,555	4,500	8,055
Nuttall Oak	745	-	745
Cherrybark Oak	1,135	2,500	3,635
Pecan	1,970	-	1,970
ButtonBush	450	150	600
Persimmon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

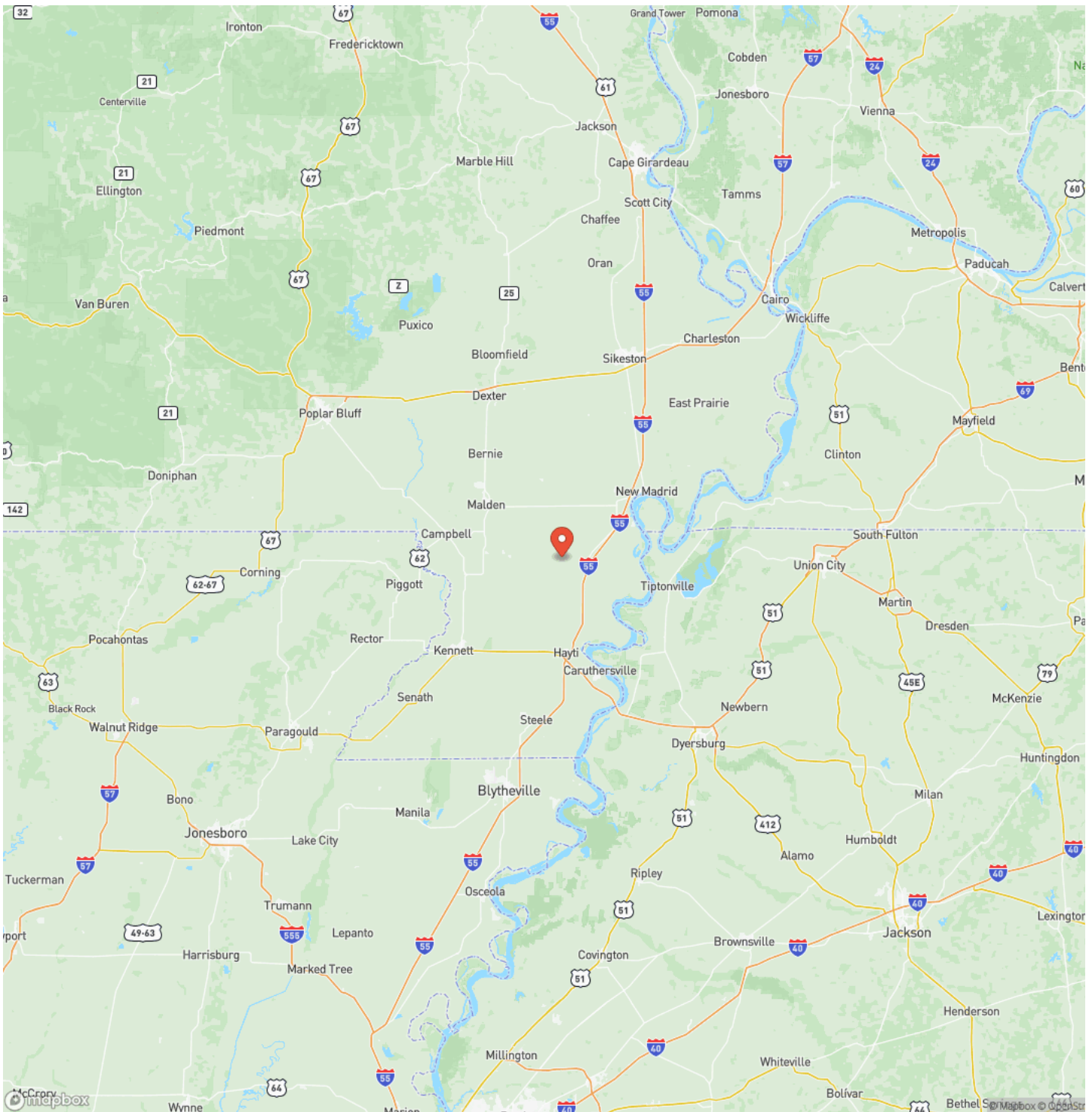


Locator Map

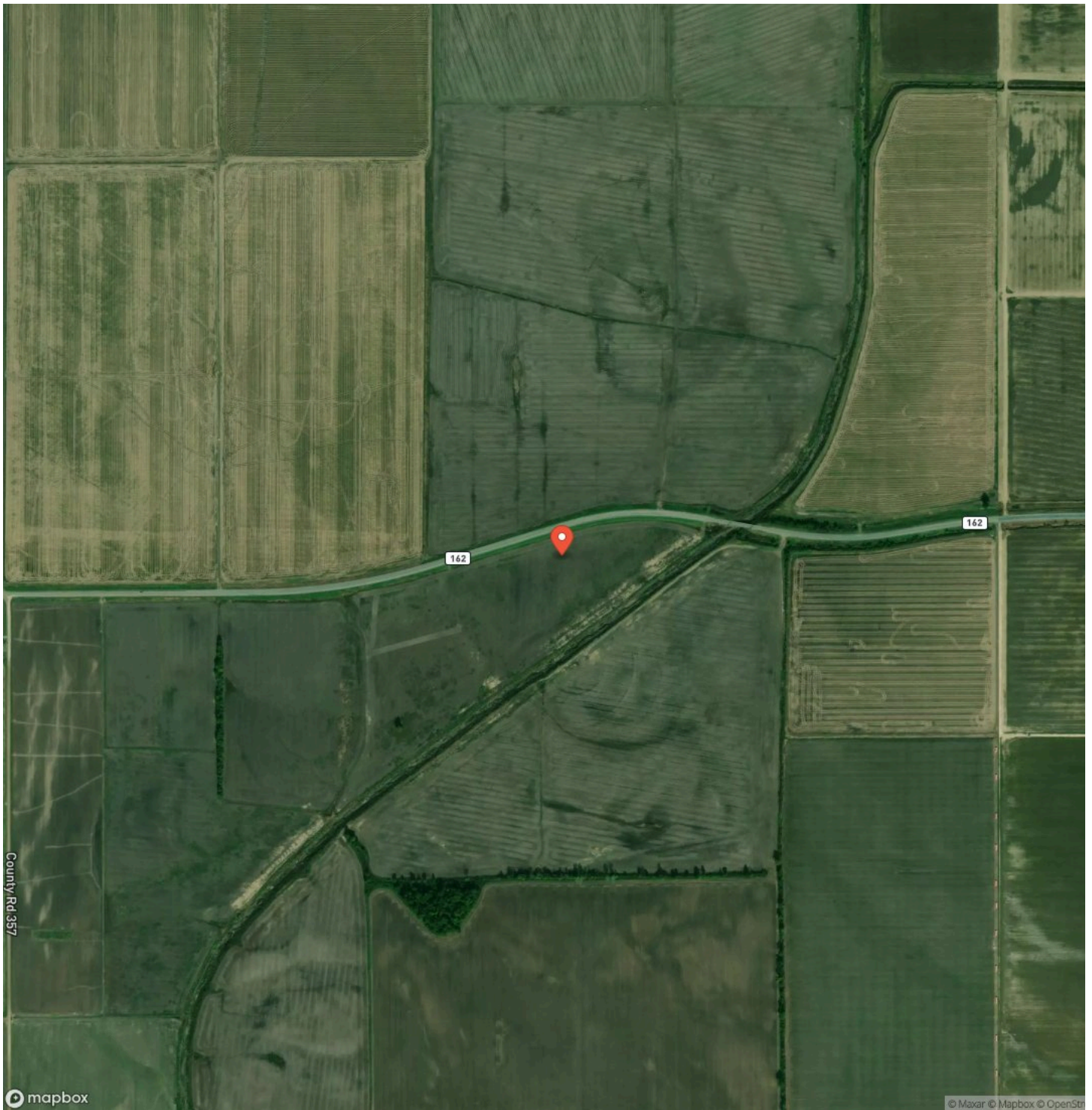


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Locator Map



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 or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface. There is no handwriting 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
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