

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/>



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

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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.

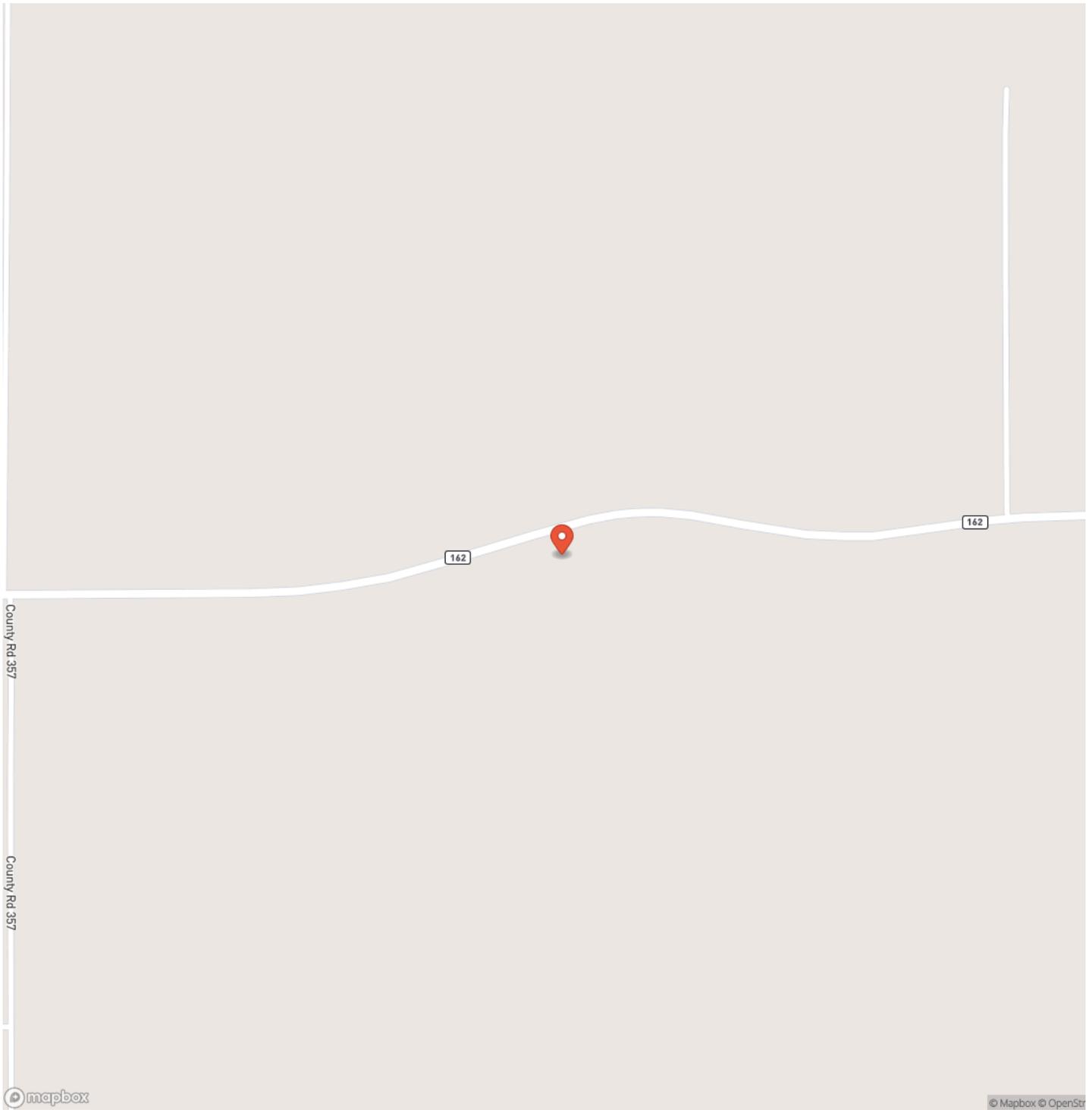
- Memphis 1.5 Hour drive
- St Louis 2.5 Hour drive
- Nashville 3 Hour drive

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](mailto:cbenton@legacylandco.com) Asking \$1,237,945

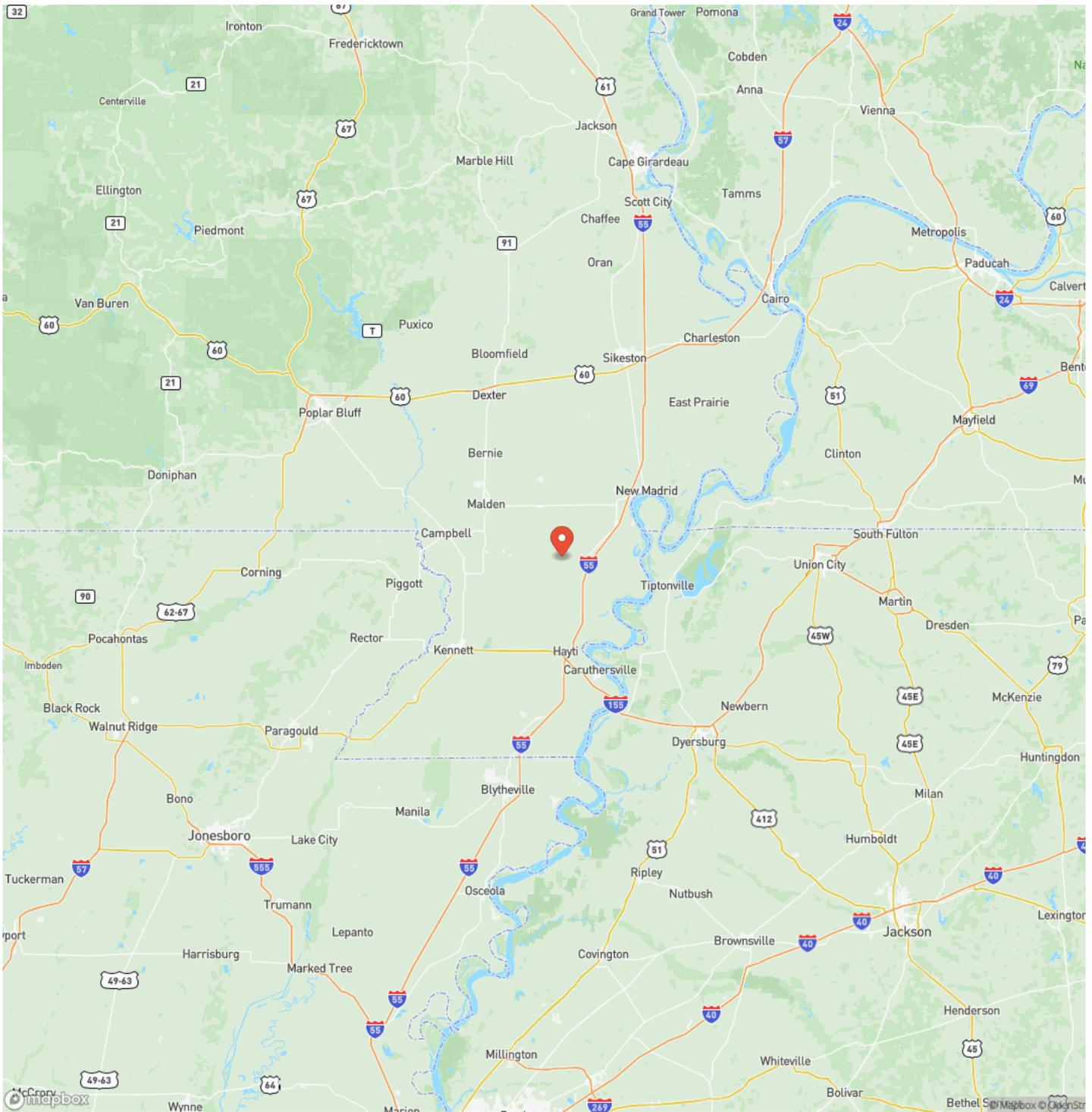
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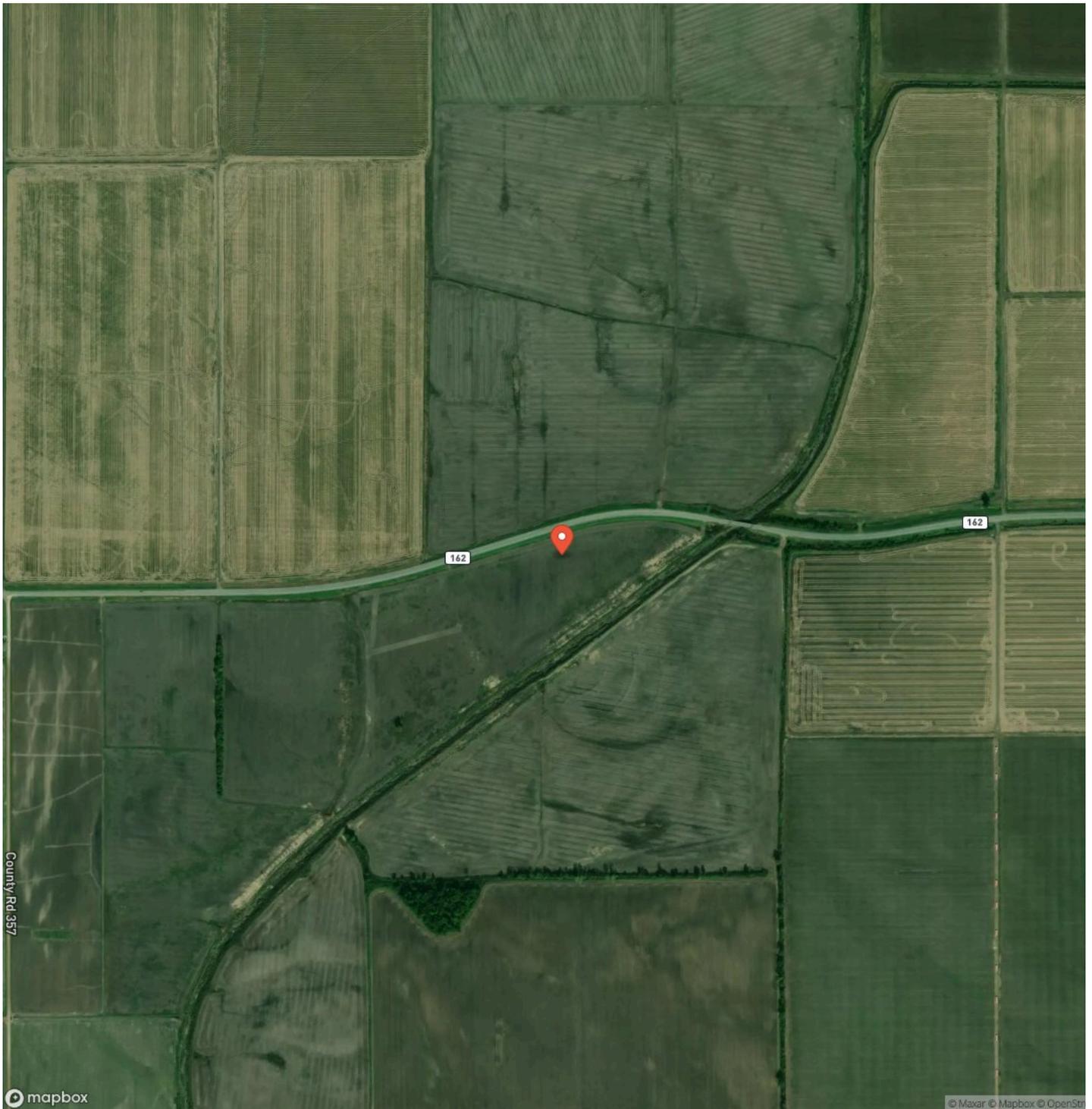
## Locator Map



# Locator Map



## Satellite Map







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

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