Turn-Key Waterfowl Tract: 83.17+/- Acres in the Heart of the Mississippi Flyway
County Road 732
New Madrid, MO 63869

$360,000
83.17± Acres
New Madrid County







SUMMARY

Address
County Road 732

City, State Zip
New Madrid, MO 63869

County
New Madrid County

Type
Farms, Ranches, Recreational Land, Hunting Land

Latitude / Longitude
36.61259 / -89.506133

Acreage
83.17

Price
$360,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

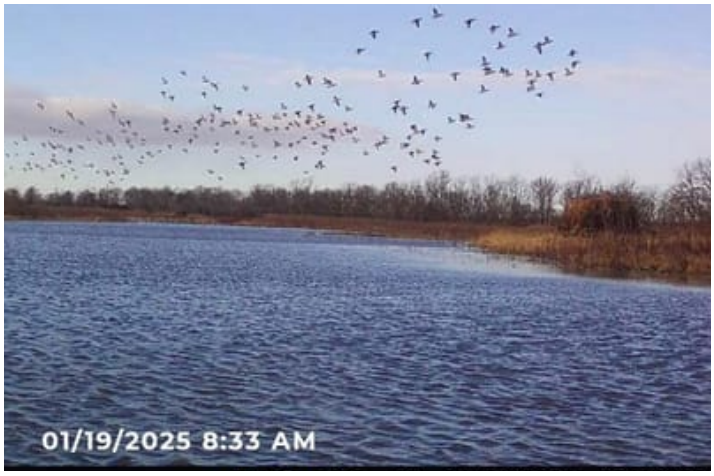
Turn-Key Waterfowl Tract: 83.17+/- Acres in the Heart of the Mississippi Flyway

Location, Location, Location. Positioned less than 2 miles from the Mississippi River in New Madrid County, Missouri, this 83.17+/- acre tract sits squarely in one of the most productive waterfowl corridors in the Midwest. New Madrid County is legendary for holding massive concentrations of waterfowl every single winter. This is due to thousands of acres exceptional habitat, and proximity to historic waterways, ditches, and rivers that act as a highway for migratory waterfowl.

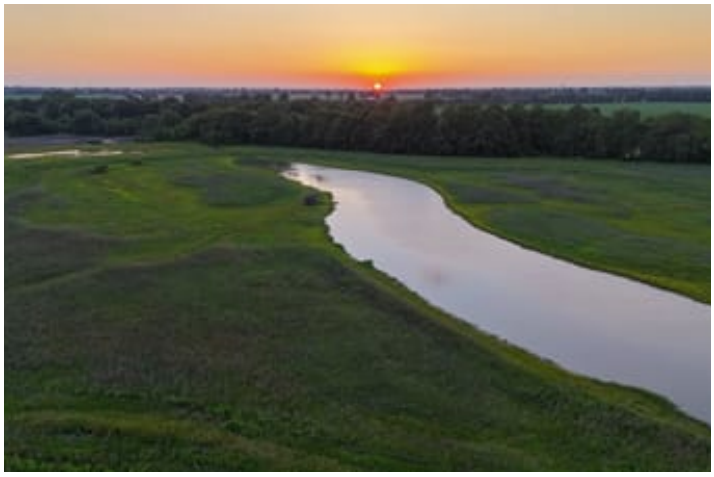
This property offers an incredible opportunity to own a highly manageable, turn-key duck hole in close proximity to some of Southern Missouri's most renowned private clubs. It also sits in immediate striking distance of Ten Mile Pond Conservation Area, Long Point Refuge, Black Bayou Refuge, and the famed Reelfoot Lake.

In addition to being in a prime location, this property features multiple recent updates that have improved the hunting on the tract. Since being enrolled in WRE in 2020, several habitat projects have been completed including herbaceous and non-herbaceous plantings, as well as the instillation of critical water control structures. The centerpiece of this property's infrastructure is a newly installed 16-inch well. No more hoping for timely rains, this well allows you to quickly and efficiently flood the tract in just a few days of pumping. This ensures that when the leaves start changing colors and ducks start showing up, you will have water when it matters most.

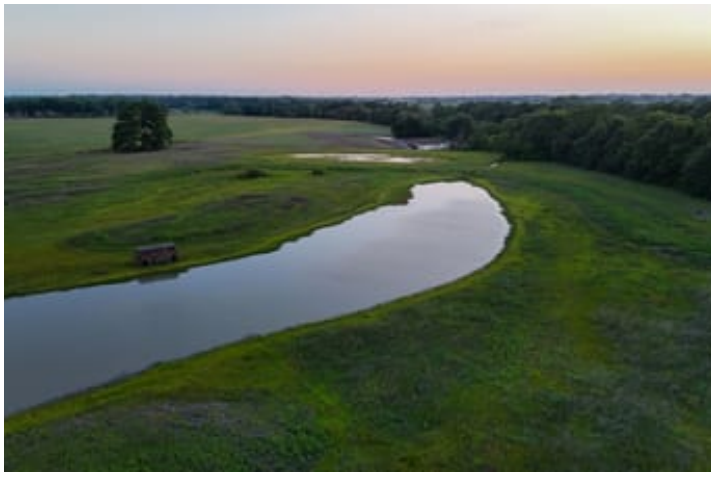
This tract is being sold turn-key and is ready for opening day, featuring two floating blinds already strategically placed. Duck season will be here before we know it, call Landon Carlton at Mossy Oak Properties to set up a showing today!


01/19/2025 8:33 AM


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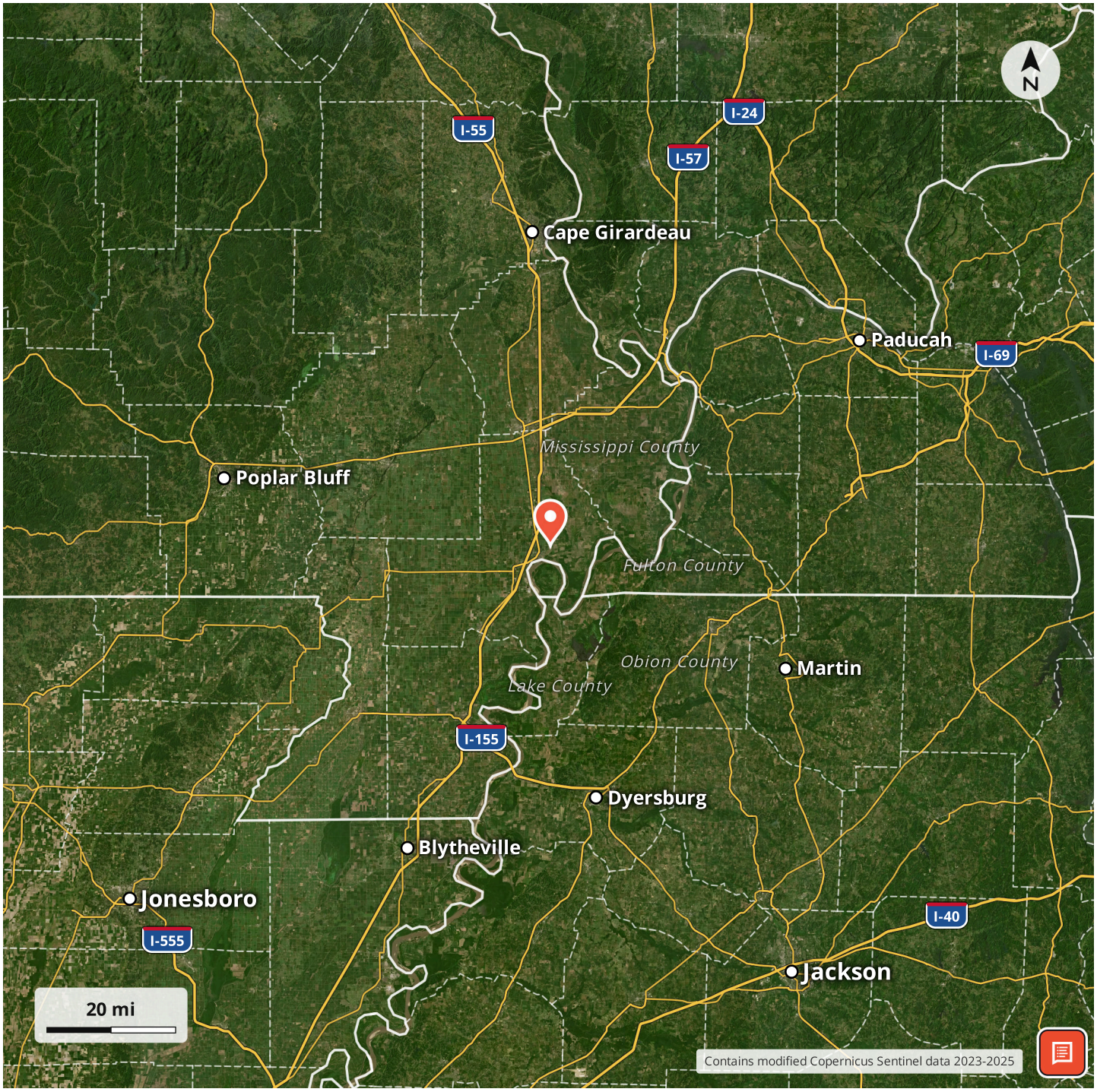




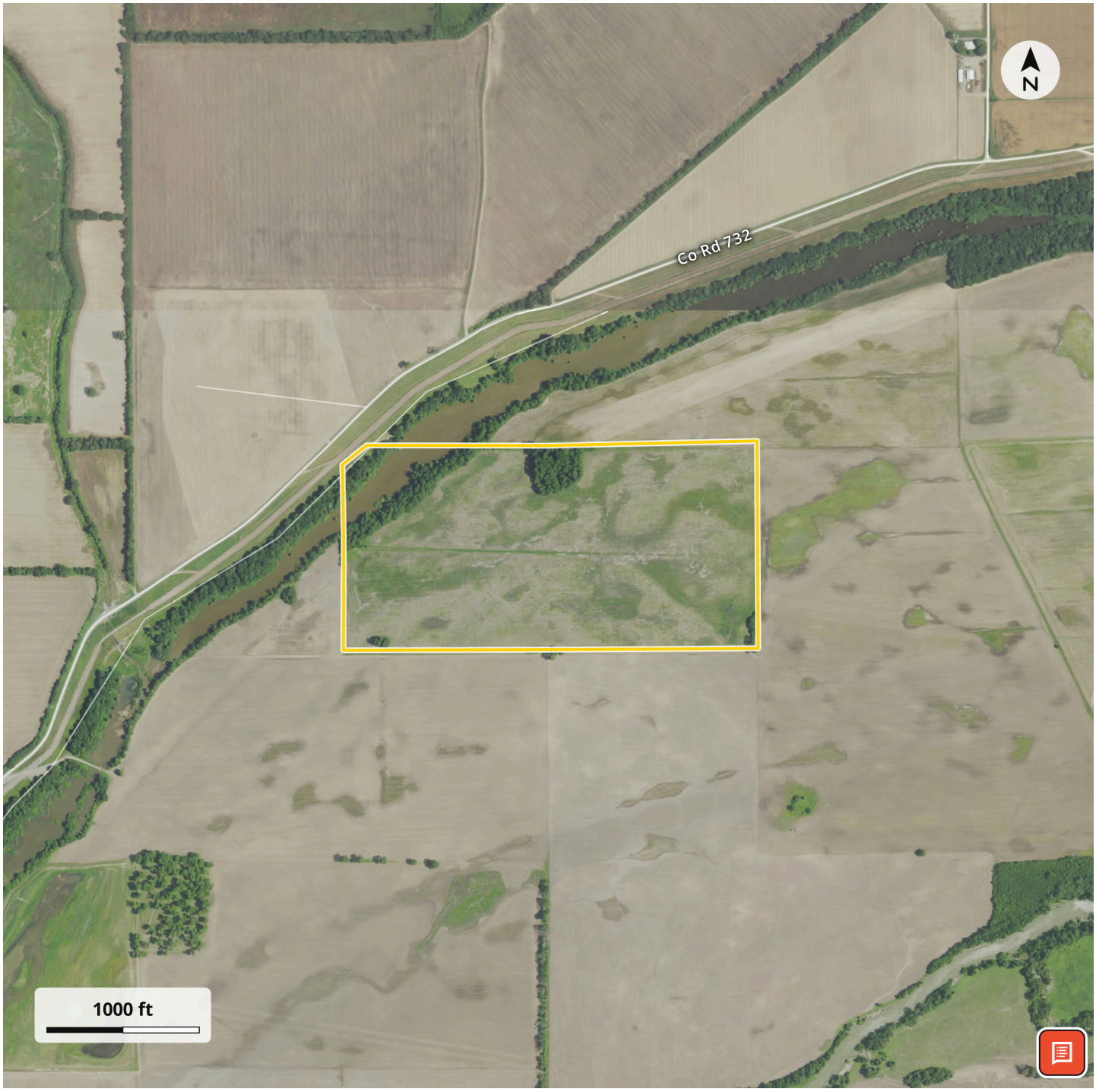




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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