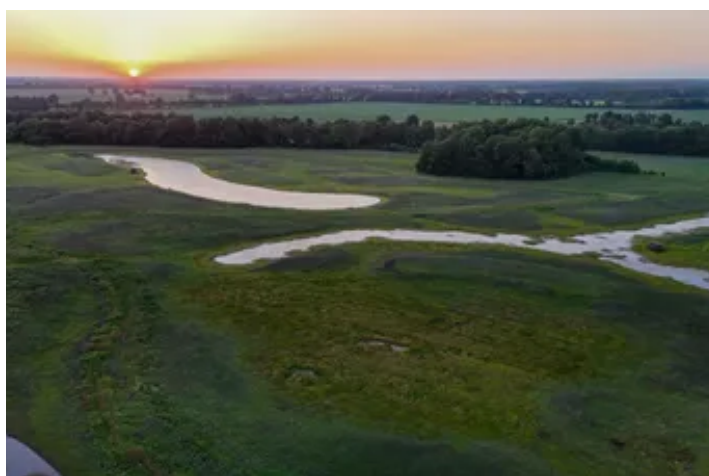
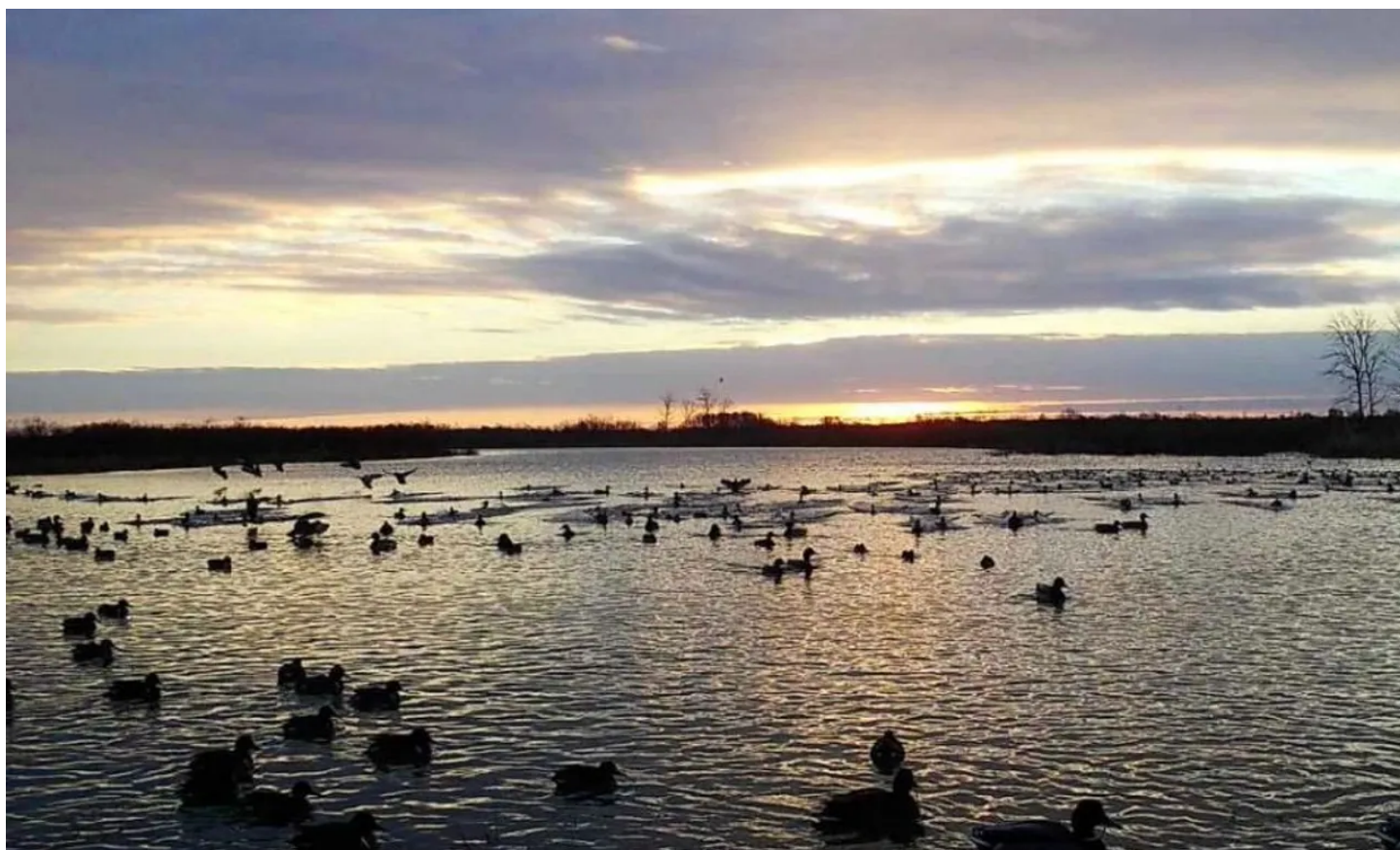


Turn-Key Waterfowl Tract: 83.17+/- Acres in the Heart of
the Mississippi Flyway
County Road 732
New Madrid, MO 63869

\$360,000
83.170± Acres
New Madrid County



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

36.601004 / -89.51905

Acreage

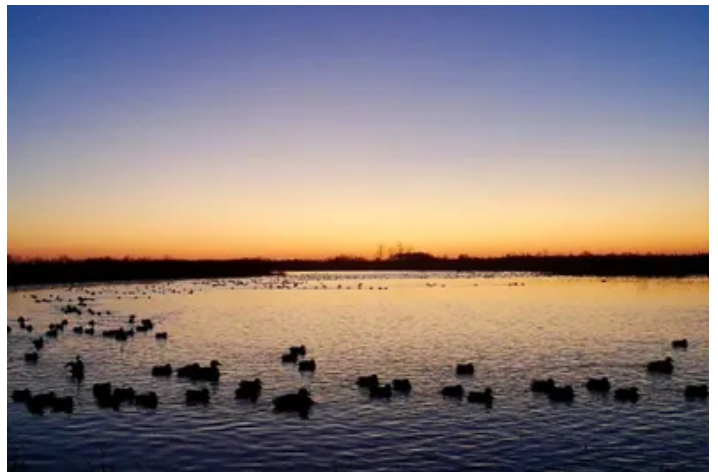
83.170

Price

\$360,000

Property Website

<https://www.mossoakproperties.com/property/turn-key-waterfowl-tract-83-17-acres-in-the-heart-of-the-mississippi-flyway-new-madrid-missouri/110196/>



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

PROPERTY DESCRIPTION

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

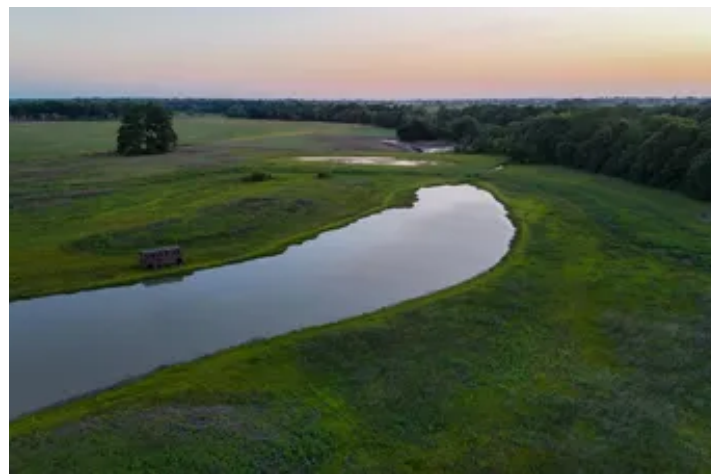
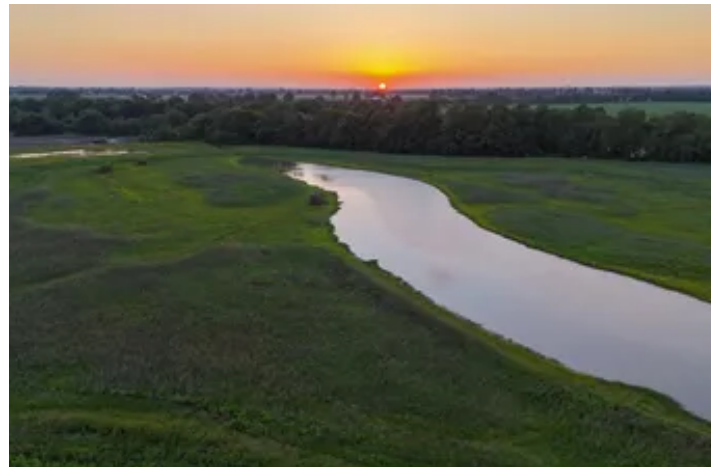
Location, Location, Location. Positioned less than 2 miles from the Mississippi River in New Madrid County, Missouri, this 83.17+/- acre tract sits squarely in one of the most productive waterfowl corridors in the Midwest. New Madrid County is legendary for holding massive concentrations of waterfowl 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.

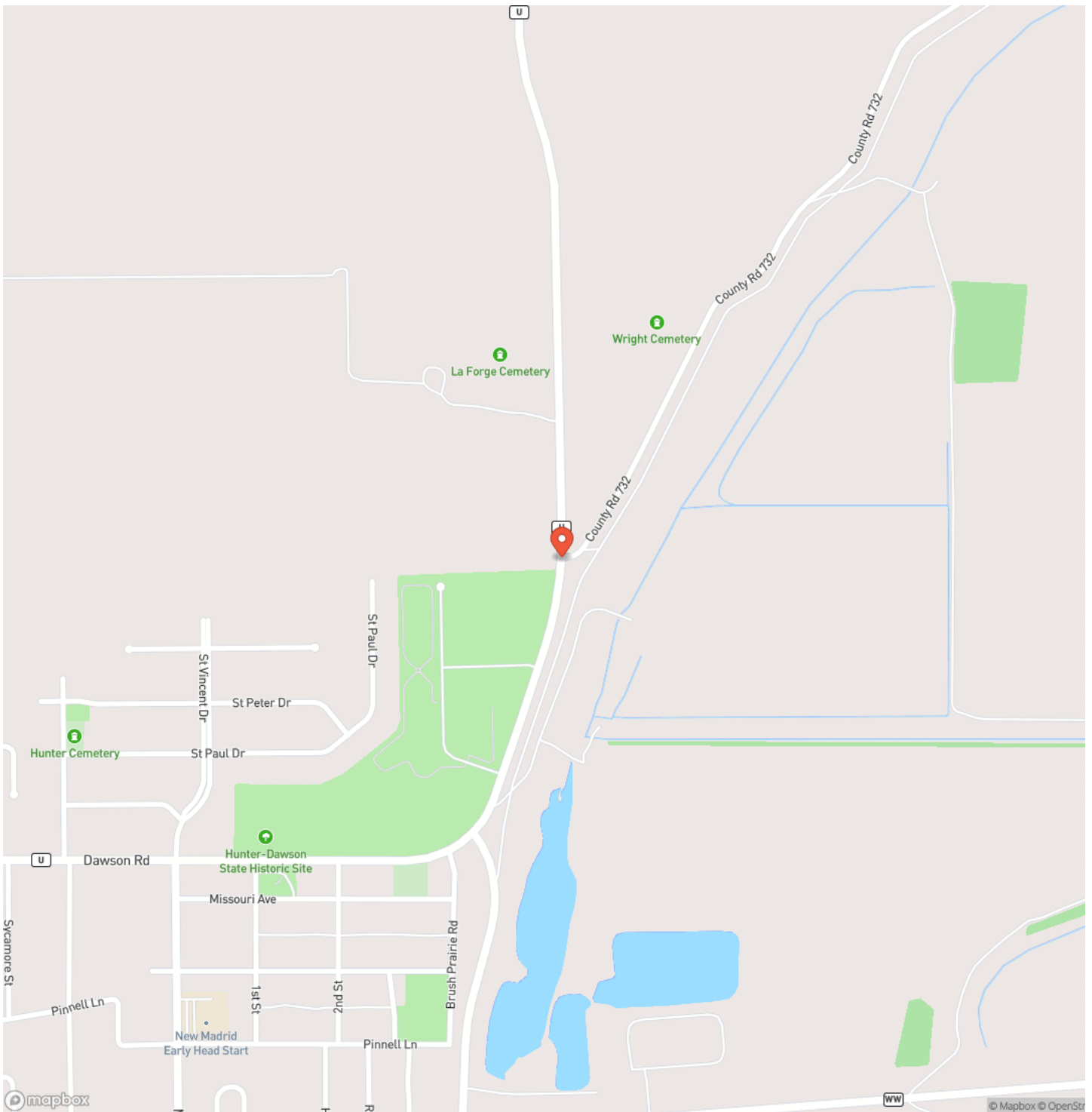
In addition to being in a prime location, this property features multiple recent updates that have improved the hunting on the tract. Since being enrolled in WRE in 2020, several habitat projects have been completed including herbaceous and non-herbaceous plantings, as well as the instillation of critical 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!

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

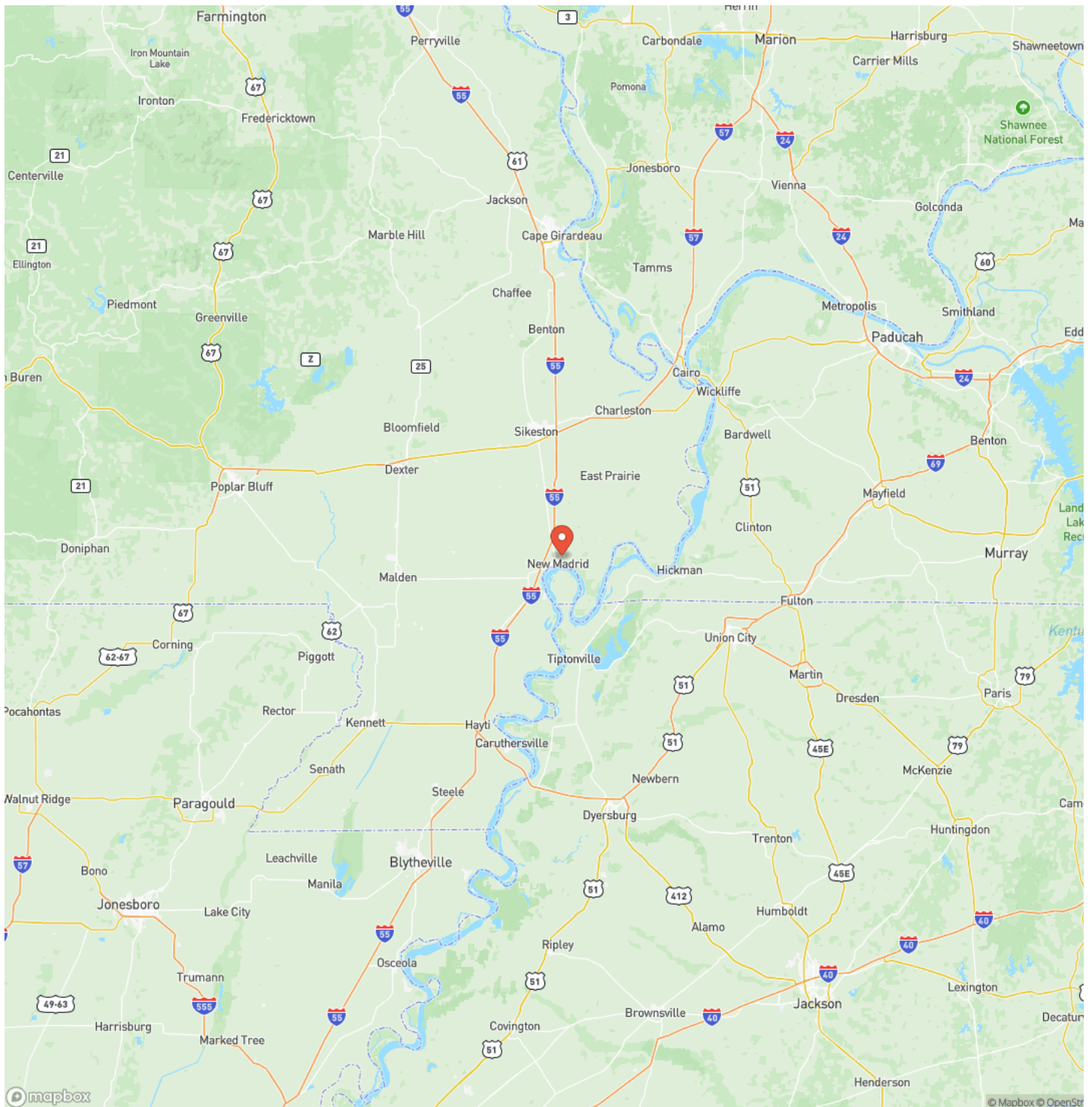


Locator Map

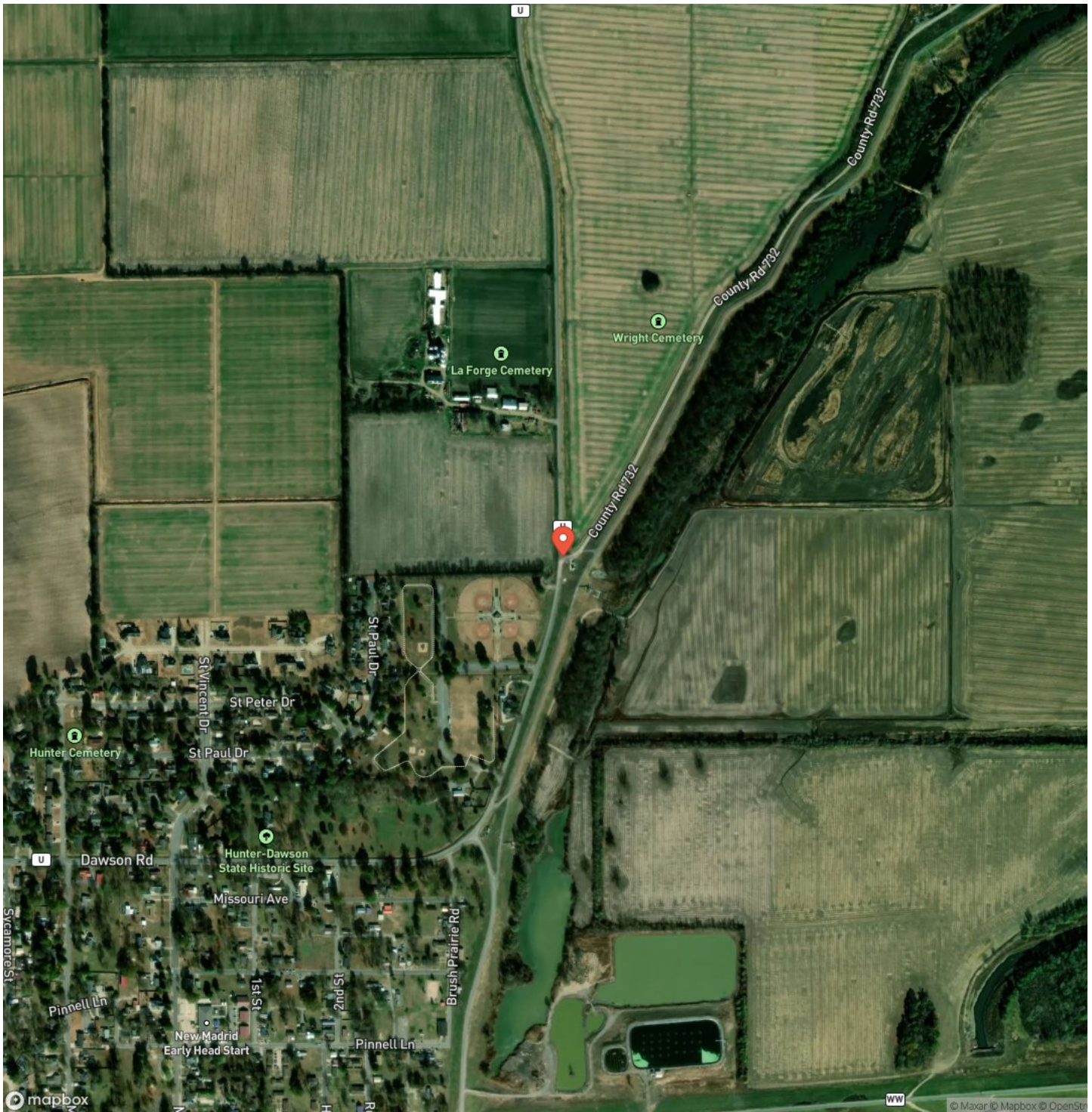


Turn-Key Waterfowl Tract: 83.17+/- Acres in the Heart of the Mississippi Flyway
New Madrid, MO / New Madrid County

Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Landon Carlton

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(573) 225-2907

Email

lcarlton@mossyoakproperties.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



<https://mossyoakproperties.com/>

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.

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