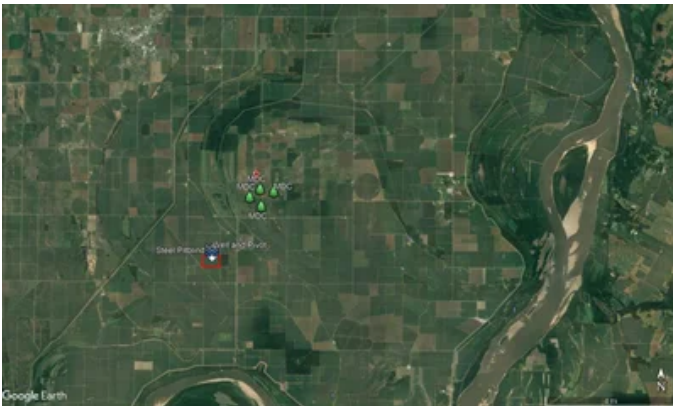


**100 Acres For Sale in Mississippi County,
East Prairie, Missouri
East Prairie, MO 63845**

\$900,000
100± Acres
Mississippi County



100 Acres For Sale in Mississippi County, East Prairie, Missouri East Prairie, MO / Mississippi County

SUMMARY

City, State Zip

East Prairie, MO 63845

County

Mississippi County

Type

Hunting Land, Recreational Land

Latitude / Longitude

36.7797776 / -89.3856298

Taxes (Annually)

375

Acreage

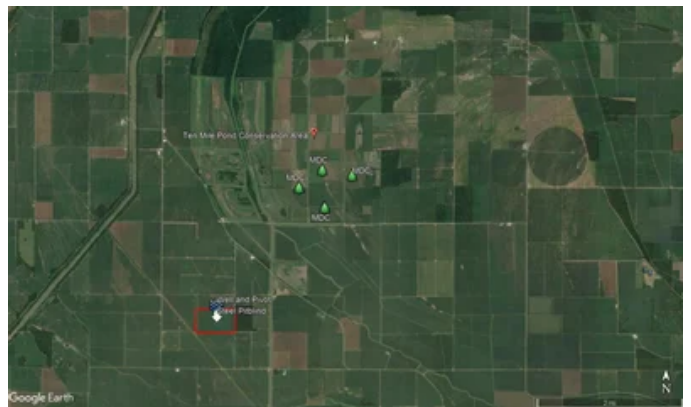
100

Price

\$900,000

Property Website

<https://www.mossyoakproperties.com/property/100-acres-for-sale-in-mississippi-county-east-prairie-missouri-mississippi-missouri/20663/>



100 Acres For Sale in Mississippi County, East Prairie, Missouri East Prairie, MO / Mississippi County

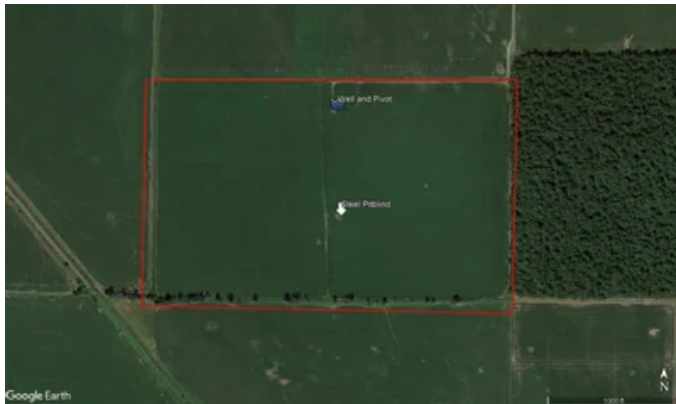
PROPERTY DESCRIPTION

Waterfowl hunting, just as real estate, is all about location, location, location. Situated in Mississippi County just 1 mile from Ten Mile Pond Conservation area in the heart of the Mississippi Flyway, this 100 acre farm is a proven producer for ducks, geese, and even whitetail deer. A natural impression near the center of the farm has provided migratory waterfowl with decades of imprinting, right next to a metal pit blind. Irrigation is provided by a deep well and center pivot. The farm has been graded so that water control is achieved via one control structure. Good drainage all around the farm. Limited access by road helps to keep pressure on the animals at a minimum. Here is an opportunity to buy a world class hunting property with virtually no restrictions, quality farm income, and top dollar hunting lease income. DCP Crop date shows Corn, Wheat, Soybean, and sorghum bases. Fee simple title to be transferred at closing. Shown by appointment only.



100 Acres For Sale in Mississippi County, East Prairie, Missouri

East Prairie, MO / Mississippi County



100 Acres For Sale in Mississippi County, East Prairie, Missouri
East Prairie, MO / Mississippi County

Locator Maps



100 Acres For Sale in Mississippi County, East Prairie, Missouri
East Prairie, MO / Mississippi County

Aerial Maps



100 Acres For Sale in Mississippi County, East Prairie, Missouri
East Prairie, MO / Mississippi County

LISTING REPRESENTATIVE

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Poplar Bluff, MO 63901

NOTES

NOTES

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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.

MORE INFO ONLINE:

MossyOakProperties.com



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