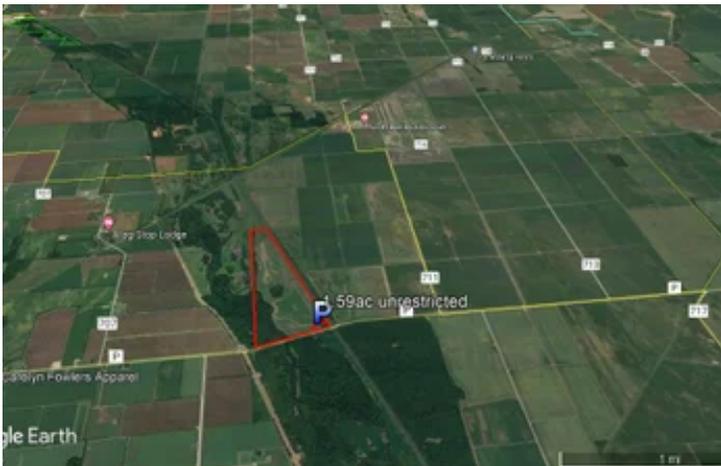


**183 ac+/- Waterfowl Hunting Land**  
Highway P  
New Madrid, MO 63869

**\$675,000**  
182.340± Acres  
New Madrid County



**183 ac+/- Waterfowl Hunting Land**  
**New Madrid, MO / New Madrid County**

**SUMMARY**

**Address**

Highway P

**City, State Zip**

New Madrid, MO 63869

**County**

New Madrid County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

36.673797 / -89.477961

**Acreage**

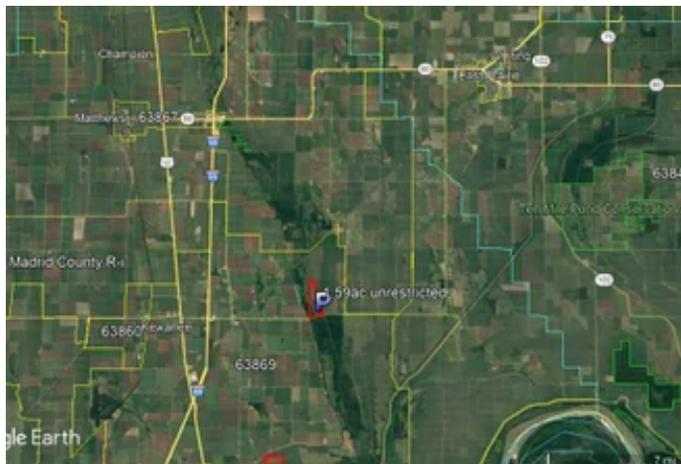
182.340

**Price**

\$675,000

**Property Website**

<https://www.mossyoakproperties.com/property/183-ac-waterfowl-hunting-land-new-madrid-missouri/38515/>



**183 ac+/- Waterfowl Hunting Land**  
**New Madrid, MO / New Madrid County**

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**PROPERTY DESCRIPTION**

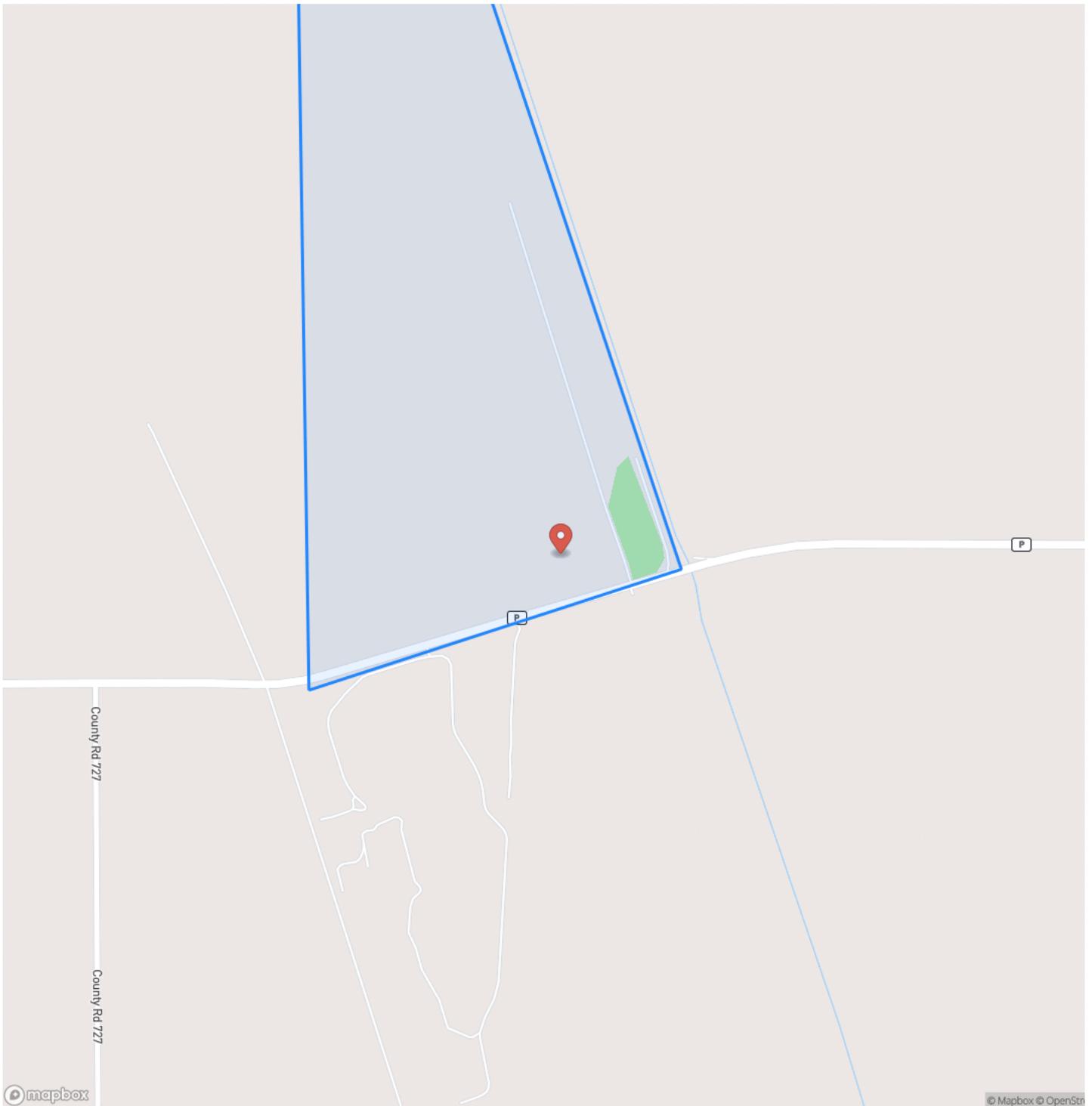
183 +/- acres of Waterfowl hunting land for sale in New Madrid County, MO. Located in the rich Mississippi River bottoms amongst several established waterfowl hunting clubs and between Ten Mile Pond Refuge and Reelfoot NWR. Offering a mixture of open land and timber, this property has been enrolled in the WRE program and designed to provide habitat for migratory birds as well as whitetail deer and turkey. This turn-key opportunity features a steel hunting pit, multiple hunting pools with water control structures and a 16" turbine irrigation well to accurately manage water levels. Accessed directly from a blacktop highway, 1.5 acres has been left out of the easement area to allow for improvements such as a clubhouse or parking facilities. This proven hunting land has been designed for ease of access while still preventing disturbance thanks largely to its natural geography. Welcome to waterfowl country! Here is an opportunity to own excellent hunting land in the Midwest's premium duck area.



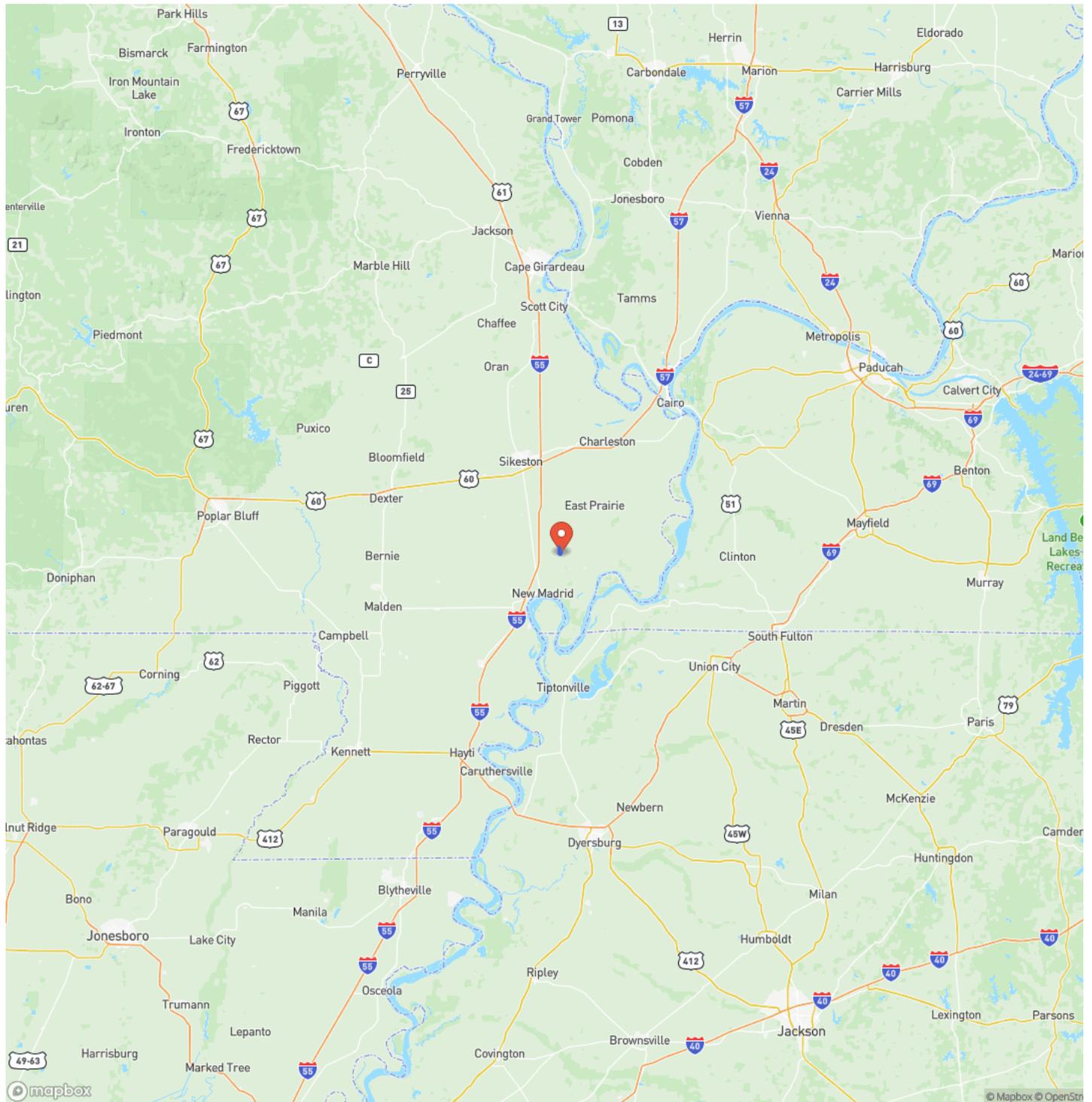
183 ac+/- Waterfowl Hunting Land  
New Madrid, MO / New Madrid County



## Locator Map



## Locator Map



## Satellite Map







## **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, 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 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 relation 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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**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**

