

206 +/- acres of waterfowl and recreational land for sale
in New Madrid County, Missouri
BB Highway
New Madrid, MO 63869

\$2,268,200
206± Acres
New Madrid County



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New Madrid, MO / New Madrid County

SUMMARY

Address

BB Highway

City, State Zip

New Madrid, MO 63869

County

New Madrid County

Type

Hunting Land, Recreational Land

Latitude / Longitude

36.672101 / -89.41554

Acreage

206

Price

\$2,268,200

Property Website

<https://www.mossyoakproperties.com/property/206-acres-of-waterfowl-and-recreational-land-for-sale-in-new-madrid-county-missouri-new-madrid-missouri/89649/>



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New Madrid, MO / New Madrid County

PROPERTY DESCRIPTION

206 +/- acres of waterfowl hunting land in New Madrid County, Missouri

Discover an opportunity to own a meticulously rehabilitated hunting property in a world-class waterfowl destination. This 206 +/- acre tract in New Madrid County, Missouri, is situated in a region renowned for its highly productive farmlands, infamous duck clubs, and proximity to the mighty Mississippi River—placing it directly in the heart of the most famous flyway in North America.

This property is not just a piece of land; it is a fully restored ecosystem. All rehabilitation work has been completed, transforming it into a native habitat flourishing with waterfowl and a variety of upland birds. Extensive improvements include the strategic placement of numerous food plots to ensure a healthy and thriving wildlife population. The property is ready for immediate enjoyment, perfectly set up for the upcoming hunting season.

Key Features Include:

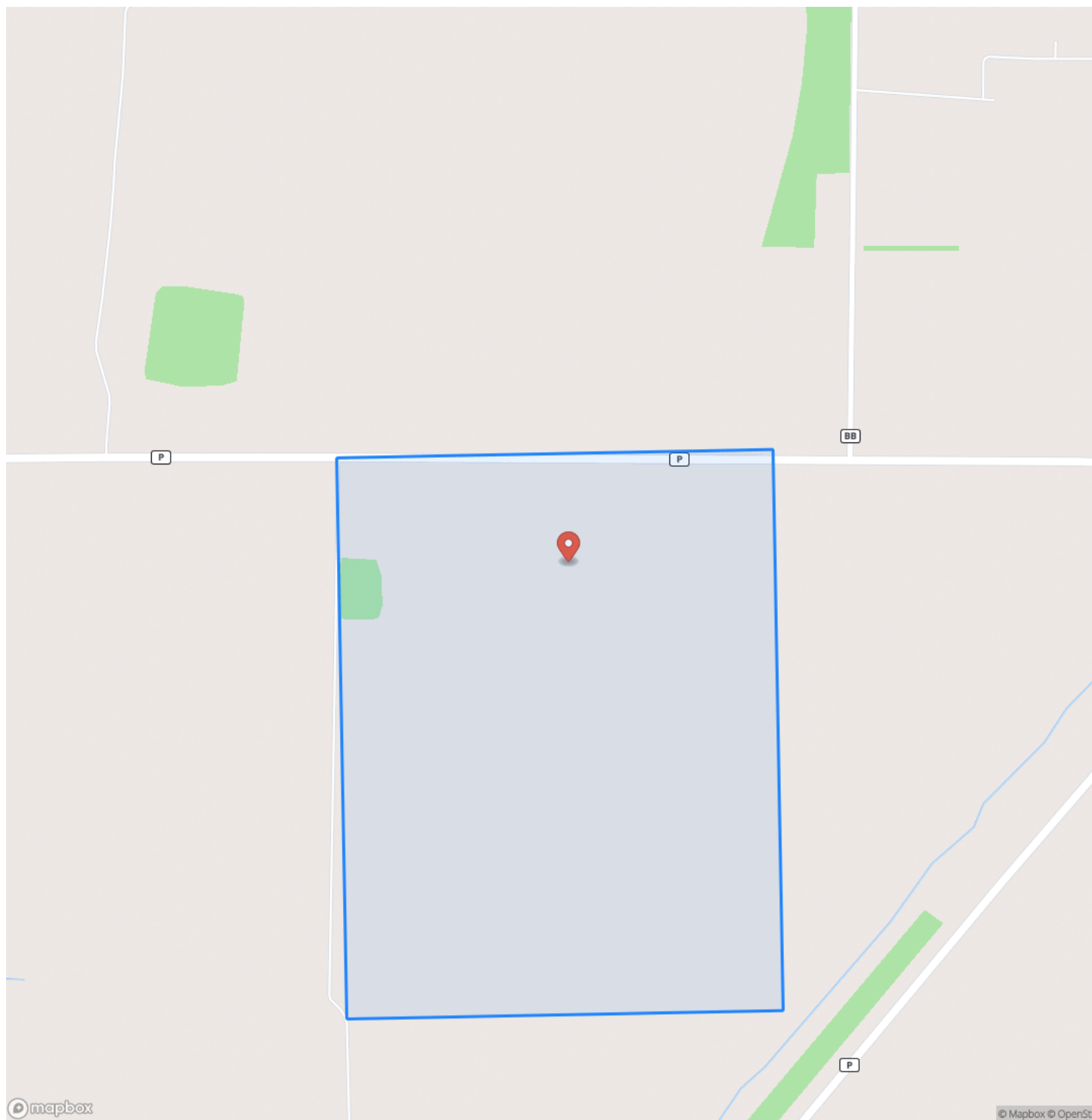
- **WRE Conservation Easement:** Enrolled in a Wetland Reserve Easement (WRE), this property is a protected haven for wildlife, ensuring its long-term integrity as a prime habitat. The easement allows for recreational uses such as hunting and fishing while protecting the restored wetlands.
- **Ready-to-Hunt:** With all habitat restoration work complete, the property is nearly "plug and play." The thoughtful layout and established food plots mean you can hit the ground running this season.
- **Excellent Access:** Enjoy the convenience of excellent access, including a paved road leading directly to the property, making transportation of gear and vehicles effortless.
- **Water Management System:** A well is already in place, providing a reliable water source for managing the habitat and food plots, a critical feature for effective waterfowl hunting.
- **Prime Location:** Located in New Madrid County, a name synonymous with legendary waterfowl hunting. The property's proximity to the Mississippi River and major hunting clubs means you're in the center of the action.
- **5 Miles to Ten Mile Pond CA**
- **10 Miles to Reelfoot Lake**

This is a rare chance to acquire a developed and high-functioning recreational property in a sought-after area. It represents a significant investment in a prime location known for a proven track record of success. Don't miss your chance to own a piece of the Mississippi Flyway.

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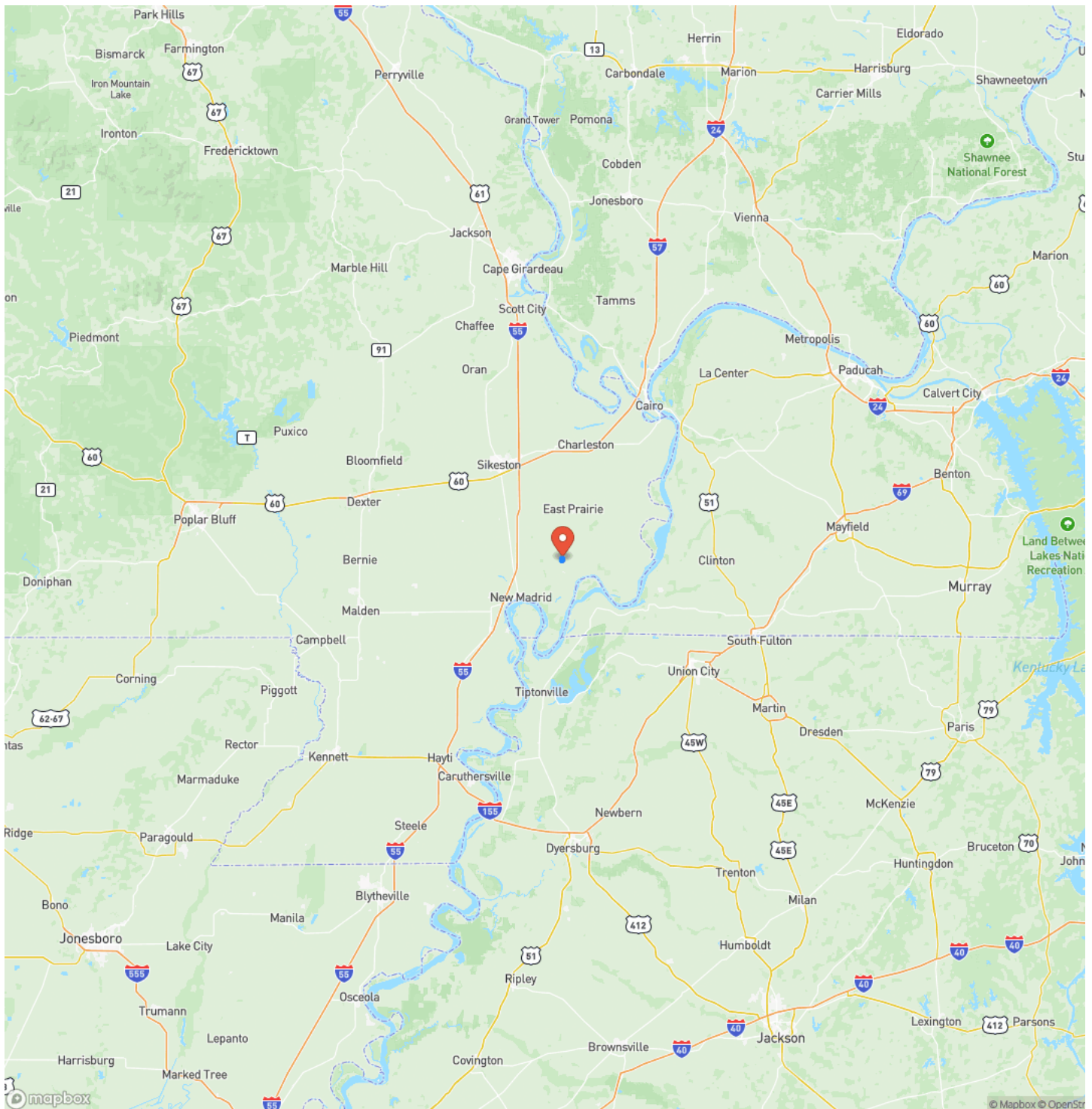


Locator Map



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Locator Map



206 +/- acres of waterfowl and recreational land for sale in New Madrid County, Missouri
New Madrid, MO / New Madrid County

Satellite Map



206 +/- acres of waterfowl and recreational land for sale in New Madrid County, Missouri
New Madrid, MO / New Madrid County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

NOTES

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



MORE INFO ONLINE:
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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