

122 acres of Tillable and Timber Waterfowl Hunting
Land in Southeast Missouri
County Road 708
Kennett, MO 63857

\$900,000
122± Acres
Dunklin County



122 acres of Tillable and Timber Waterfowl Hunting Land in Southeast Missouri Kennett, MO / Dunklin County

SUMMARY

Address

County Road 708 null

City, State Zip

Kennett, MO 63857

County

Dunklin County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

36.15546 / -89.972995

Taxes (Annually)

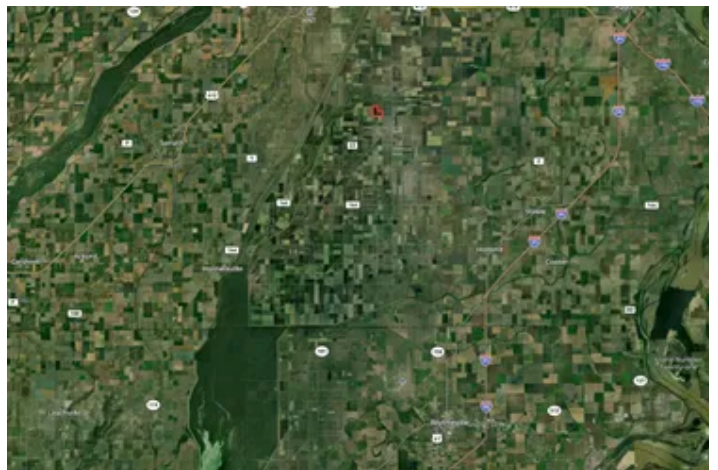
\$872

Acreage

122

Price

\$900,000



122 acres of Tillable and Timber Waterfowl Hunting Land in Southeast Missouri Kennett, MO / Dunklin County

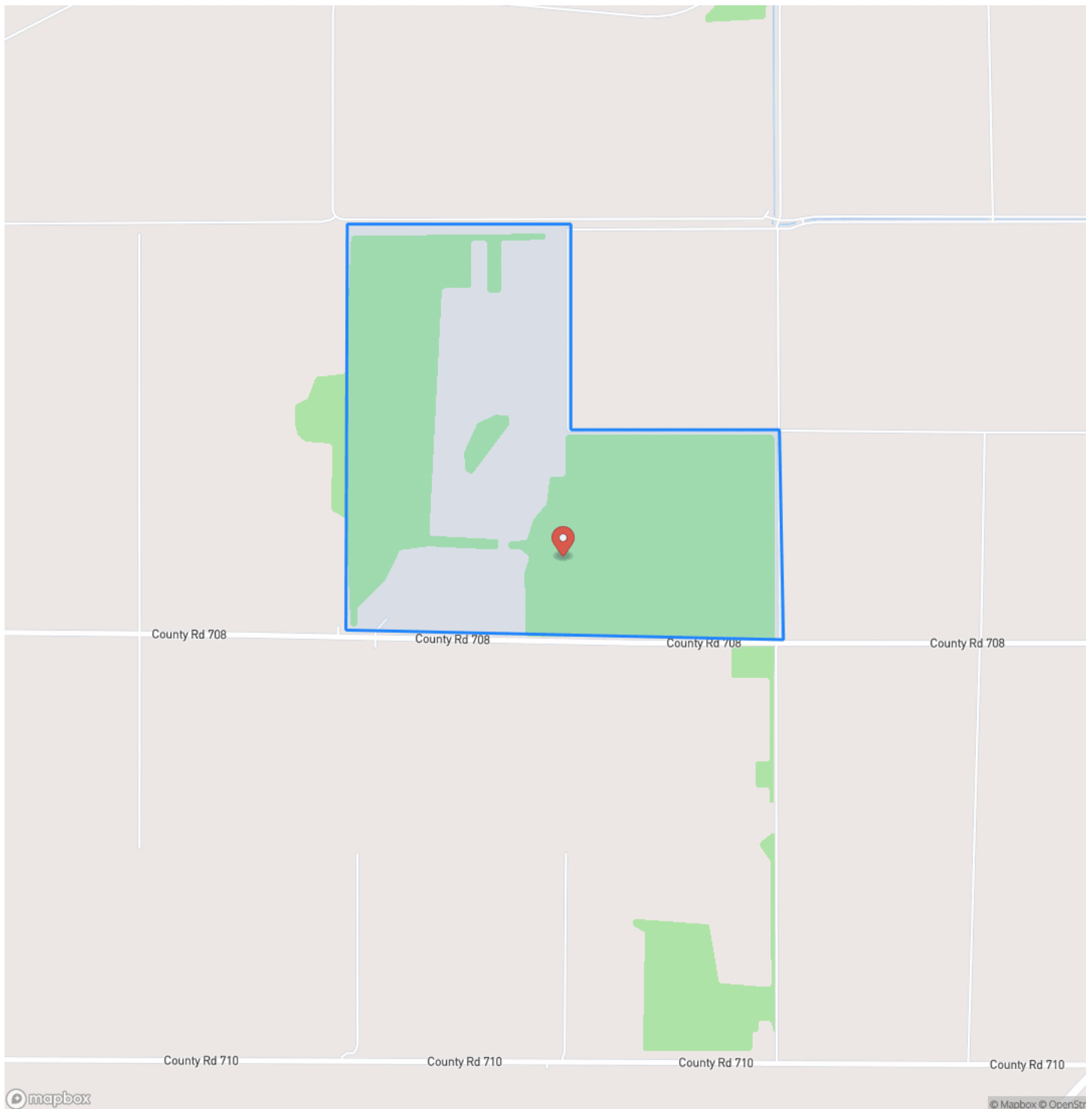
PROPERTY DESCRIPTION

Waterfowl Hunting and farm land for sale in Southeast Missouri- A rare anomaly in Dunklin County, Missouri, this **122-acre mixed-use tract** offers an extraordinary combination of precision-graded cropland and floodable timber in a region dominated by uniform farm ground. Surrounded and hidden by woods, the interior crop fields create an intimate, low-pressure sanctuary where migrating waterfowl feel exceptionally safe dropping in. Located in an iconic flyway corridor near the **St. Francis Sunken Lands, Hornersville Swamp, and Big Lake WMA**, this property features **43 acres of DCP cropland** equipped with a high-capacity turbine well, underground distribution piping, and strategic water control structures for precision water management across individual impoundments. Much of the timber is naturally floodable, and with minor dirt work, the entire tract can be flooded for duck season. No WRE or CRP. Complete with direct county road access, well-maintained internal crowns for effortless year-round navigation, and a flexible crop history of Soybeans and Corn but **currently planted in rice for the 2026 season**, this property sets an incredible, turnkey food table right in the heart of a winter waterfowling mecca.

122 acres of Tillable and Timber Waterfowl Hunting Land in Southeast Missouri
Kennett, MO / Dunklin County

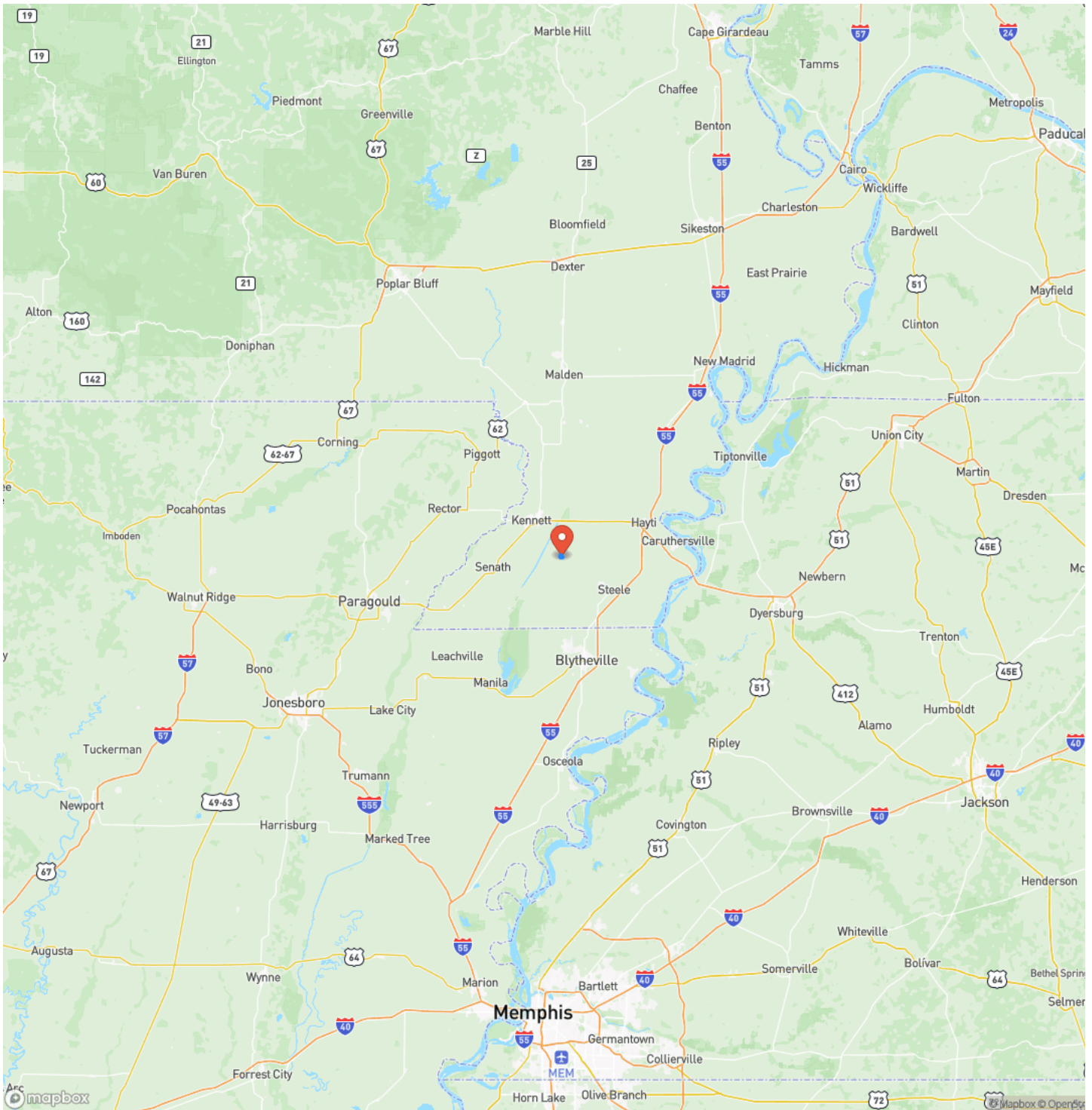


Locator Map

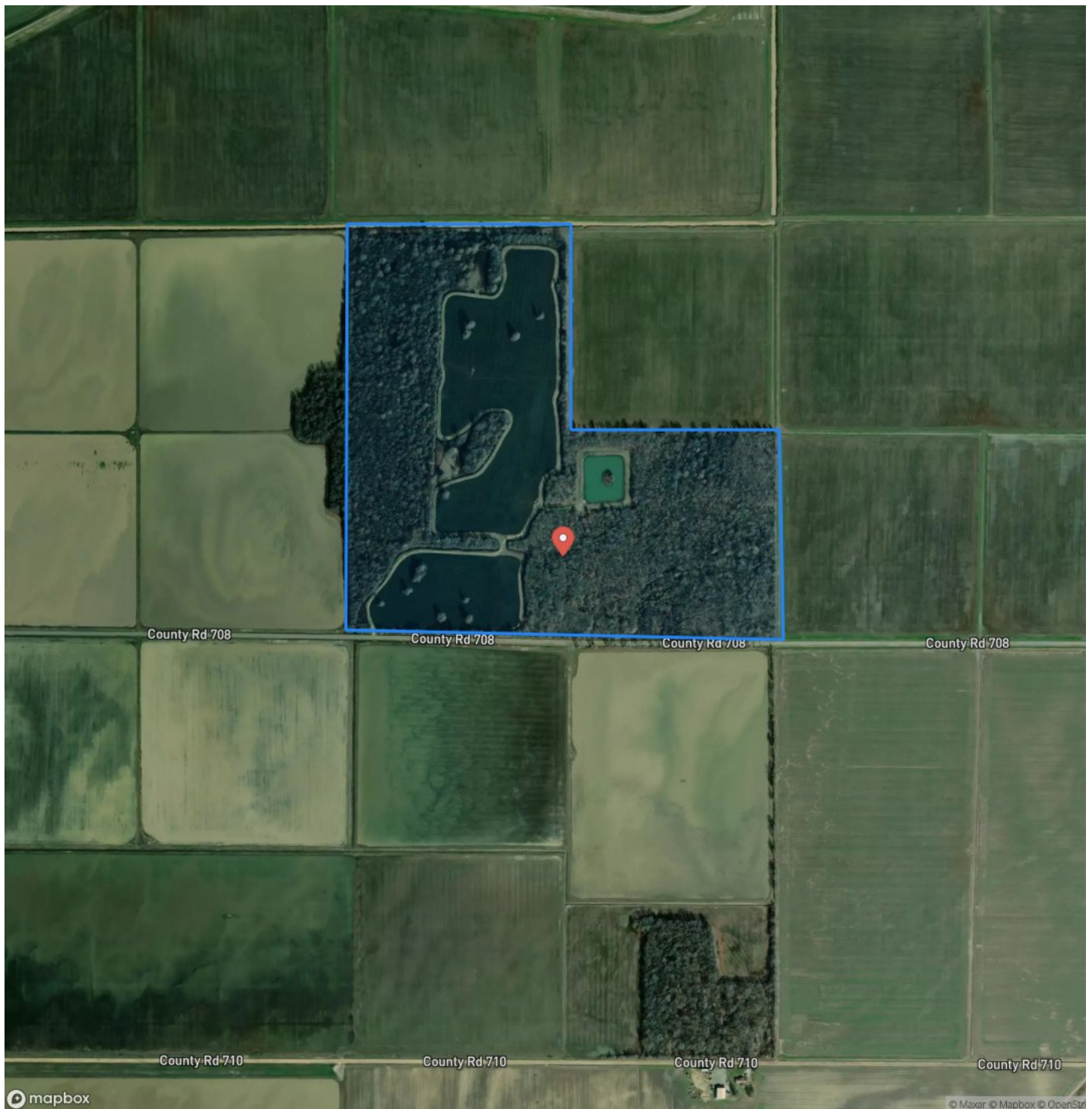


**122 acres of Tillable and Timber Waterfowl Hunting Land in Southeast Missouri
Kennett, MO / Dunklin County**

Locator Map



Satellite Map



122 acres of Tillable and Timber Waterfowl Hunting Land in Southeast Missouri Kennett, MO / Dunklin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lucas Edington

Mobile

(573) 718-2800

Office

(573) 712-2252

Email

ledington@mossyoakproperties.com

Address

947 N. Westwood Blvd.

City / State / Zip

Poplar Bluff, MO 63901

NOTES

This image shows a blank 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.

This image shows a blank 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.



<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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
<https://mossyoakproperties.com/>
