

**\$296,000**

SemoMLS #: 15104 • Agency Listing #: A-102

**Delta Realty LLC**

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Imagine owning your own waterfowl hunting property where you, your friends & family have a front row seat to some of the most productive flyaway zones in the country! This farm is 80 acres, with approx 59 of those acres enrolled in the Wetlands Reserve Program (WRP), which provides beneficial habitat to migratory birds and native wildlife. Remaining 21 acres is unrestricted and a perfect spot for a hunting lodge. This property is a sanctuary for wildlife, offering some of the finest whitetail deer, duck, goose, and turkey hunting in our area. Limited access & surrounding fertile croplands help to prevent stress on wildlife. Included is a water control structure for the flooded pools, there's an insulated portable building & open storage barn. This is an ideal tract waiting to be transformed into an incredible duck hunting destination....A legacy for generations to come! Near Wilhelmina Conservation area, St. Francis River, & not too far away is Otter Slough.

\*\*Deeded easement acce

**Acres:** 80  
**County Taxes:** 175  
**Cropland:** No  
**Pasture:** No

**Woods:** No  
**Hill Land:** No  
**Graded:** No  
**Irrigated:** No

**Flood Zone:** Undetermined  
**Zoning:** Rural  
**County:** Dunklin  
**School:** Campbell  
**Rural:** No



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