

# Established 185 +/- Acre Turn-Key Duck Club with History of Great Hunting for Sale



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PRICE  
REDUCED



## PROPERTY ADDRESS:

1678 Old Hwy 79  
Elsberry, MO 63343

**PRICE:** \$1,250,000

**ACRES:** 185

**COUNTY:** Lincoln

## PROPERTY DESCRIPTION:

This is a rare opportunity to have a turn-key property where you can hunt waterfowl, deer, and turkeys less than an hour from St. Louis.

The beautiful 2,300 sq. ft. club house has a great kitchen, 5 bedrooms, 3 full bathrooms, 1 half bath, open floor plan, great room, fireplace, and large deck that overlooks this 185 acre paradise. You can be looking through the giant windows cooking dinner or setting on the deck watching all of the wildlife pour into this property.

From the WRP ground being set up for phenomenal early teal hunts, one of the pits having a well discharge and electric for great late season duck and goose hunting, a long deer season, spring turkey hunting, snow goose season, or to the 5 bedroom club house, this property is set up for year round fun for family and friends.

## PROPERTY HIGHLIGHTS:

- 100 +/- acres in WRP and DU easement
- 65 +/- acres tillable
- 4 different duck hunting pools
- Deep well with electric pump to flood
- 3 pits; one with electric and well discharge
- 4 deer stands
- 2,300 sq. ft. club house certified 2 ft. above 500 year flood level



## PRESENTED BY:

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**TAXES:** \$2,704

**TAX YEAR:** 2016

**TILLABLE:** 65 Acres

**TIMBERED:** 12 Acres

**PASTURED:** 0 Acres