



185 +/- Acre "Mallard Bend" Duck Club for Sale - Lincoln County

TROPHY
PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

1678 Old Hwy 79
Elsberry, MO 63343

PRICE: \$1,190,000

ACRES: 185

COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- Mallard Bend Duck Club is a well established 185 +/- acres
- 1 Hour from St. Louis
- Mississippi Flyway - Proven Duck Hunting Farm
- Great Combo farm offering great deer hunting also
- Nice Clubhouse - 2300 sf; 5 bed/3bath; built two feet above 500 year floor level
- Expansive deck overlooks the property
- Turnkey Duck-club ready to hunt
- 8' Deep Well and agri drains for controlling water levels
- Several concrete / steel pits on the property
- 65 tillable acres

PROPERTY DESCRIPTION:

Mallard Bend Duck Club is a well-established 185 +/- acres. Located 1 hour from St. Louis in Lincoln County along the sought after Mississippi flyway just north of the confluence. This farm is well balanced for waterfowl hunting offering 100 acres in WRP/DU easement, 65 acres tillable and 15 acres of woods/brush. Multiple concrete/steel pits are located throughout the farm. An 8' deep well is used for pumping the different pools and agri-drains are located for controlling the water level throughout the pools. With a well-managed approach this club can provide waterfowl success throughout the entire season. Deer hunting is no slouch on the property with several nice bucks being shot in the past. The accommodations include a 2,300 sq. ft. clubhouse built two feet above the 500 year flood level with a spacious covered deck overlooking the property. The clubhouse consists of 5 beds, 3 1/2 baths, and great space for entertaining guests. Don't miss this opportunity to call this club your own!

Listed in cooperation with MO Realty/Tony Schulte



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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals