



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Old Monroe Missouri Land for Sale at Auction

- Fowl Play Farms

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS THURSDAY, SEPTEMBER 18th AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

270 Glacial Sands Rd.
Old Monroe, MO 63369

ACRES: 256.2±
COUNTY: Lincoln

AUCTION DETAILS:

Preview Day Saturday, August 30th 10AM to Noon.

Bidding Ends Thursday, September 18th at 10AM.

Fowl Play Farms – Premier Waterfowl Hunting & Income-Producing Farm in the Historic Confluence Region

Welcome to Fowl Play Farms, a rare opportunity to own 256.2± acres in Old Monroe, Missouri, nestled in the heart of Missouri's Confluence Region — one of the most celebrated waterfowl hunting destinations in the Mississippi Flyway. This area's strategic location at the junction of two major rivers makes it a magnet for migrating birds and a dream destination for serious duck hunters.

A Hunter's Paradise

Turnkey and ready for action, this property features 7 duck lakes with updated canal systems that allow you to precisely control the water — and the food. Manage each lake independently and decide when it's time to hunt. With 8 blinds (including 1 wired with electricity), strategically placed for optimal cover and shooting lanes, you can enjoy a full season of success. Two wells ensure ample water throughout the season, regardless of rainfall.

High-Quality Farmland for Steady Income

According to the FSA, the farm boasts 222.4 acres of highly productive cropland, levee protected and composed of Carlow silty clay and Kampville silt loam — ideal



PRESENTED BY:

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soils for row crop farming. With historical farm income ranging between \$30,000–\$50,000 annually, this is a serious investment opportunity. The farm will sell free and clear of a tenant for the 2026 crop season, giving new ownership a clean slate to farm or lease.

Build Your Legacy Lodge

A newly acquired 8-acre parcel along Glacial Sand Road offers the perfect site for a custom-built lodge or clubhouse. Already in place is a construction trailer with electric, which serves as a temporary mudroom and shelter, allowing new owners to hunt this season while planning their future lodge.

Fowl Play Farms has leased 101.23 acres that join the property to the north, and it is depicted by a dotted line on the map. The lease allows the owners of Fowl Play Farms to have exclusive hunting rights to this property, and it also gives Fowl Play Farms the right of first offer should the neighbor ever desire to sell. The actual lease is in the Downloads section of this website. Buyer should examine the lease and consult their attorney with any questions if they desire to keep this arrangement in place.

Property Highlights:

- 256.2± total acres in southern Lincoln County, MO
- 222.4± acres of productive, levee-protected cropland (per FSA)
- Prime Carlow silty clay & Kampville silt loam soils
- 7 water-controlled duck lakes
- 8 total blinds, including 1 with electricity
- Two wells for waterfowl management
- Farm sells free and clear for 2026 crop season
- Historical farm income: \$30,000–\$50,000/year
- Construction trailer with electric included
- ~20 miles to Chesterfield, MO
- ~29 miles to Ladue, MO





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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.