

# Income Producing Recreational Waterfowl Hunting Farm for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophyproperties.com



## PROPERTY ADDRESS:

00 Coon Hollow Rd.  
Miami, MO 65344

**PRICE:** \$699,900

**ACRES:** 125

**COUNTY:** Saline

## PROPERTY DESCRIPTION:

Income Producing Recreational Waterfowl Hunting Farm for Sale. Grand Pass Conservation Area is known around the nation for holding hundreds of thousands of late season mallards. Dry field hunting and open water provides a tremendous opportunity to take advantage of the late season push. This income-producing recreational farm has both and borders Grand Pass CA next to 1500 acres of the East Side Refuge.

The farm has 36.9 FSA acres of highly-productive tillable ground and 85 acres enrolled in WRP. The wetland has been recently approved for a WRP Enhancement project which will redesign the pools to hold more water and provide even better moist-soil habitat for early migrants and teal. The WRP plan allows for 4.25 acres of food plots, which can be located near habitat mounds which are a great spot for pit blinds.

The property has a very reliable water source. A 10 in. Crissafulli pump is run by 40 hp three-phase electric motor capable of pushing 6,000 gpm for under \$20 per day. This is one of the most efficient pumping operations I have ever seen. There are low-investment development opportunities on the tillable ground that gives the ability to flood an additional 10-15 acres. The class 2 soils are exceptional for growing a crop, however don't hold water as well as the wetland. But, with the efficiency of the pump, you can easily afford to develop and pump the tillable ground.

## PROPERTY HIGHLIGHTS:

- 125 +/- acres bordering Grand Pass CA
- 85 acres enrolled in WRP
- 36.9 FSA acres highly productive tillable ground
- Very reliable water source
- 10 in Crissafulli pump with 40 hp motor



## PRESENTED BY:

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**TAXES:** \$396

**TAX YEAR:** 2015

**TILLABLE:** 36 Acres

**TIMBERED:** 4 Acres

**PASTURED:** 0 Acres