

Income Producing Tillable Ground & Waterfowl Hunting Development Site for Sale

www.TrophyPA.com • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

00 Gusty Lane
 Miami, MO 65344

PRICE: \$4,965,450

ACRES: 472.9

COUNTY: Saline

PROPERTY DESCRIPTION:

Once in a lifetime opportunity now available for purchase, 472.9 surveyed acres of highly productive tillable ground, with premier location for waterfowl. The tract is located on the east side of Grand Pass Conservation Area, adjacent to the Pool 7 Refuge. Never has a tract of this size and development potential been offered to the public, adjacent to Grand Pass CA. With the right development plan, this property will provide some of the best duck hunting opportunity in the Midwest. The ducks won't know where the refuge ends and this property begins.

The natural elevation changes of the property and the drainage improvements will make it easy to stack up water with a little dirt work. A topographic survey has been completed to aid in the design of a development plan. Extensive soil studies have been compiled to ensure water retention capacity of the soils that will be used in the design of the complex. Some of the areas on the property, on higher elevations and lighter soils will not be ideal for holding water, providing phenomenal opportunities for dry field hunting.

Income-producing tillable ground with exceptional waterfowl development potential, adjacent to the best public hunting in Missouri. Let that sink in for a minute. This farm has the potential to become a phenomenal duck club. Electrical service runs along the property and deep-water wells in this area can produce 2000+ gallons per minute. This property has the foundation to build something really special.

PROPERTY HIGHLIGHTS:

- 472.9 surveyed acres
- Highly productive tillable ground
- Premier location for waterfowl
- East of Grand Pass Conservation Area
- Development potential for exceptional waterfowl hunting property
- Electric and deep water wells



PRESENTED BY:

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PROPERTIES AND AUCTION
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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

TAXES: \$2957

TAX YEAR: 2016

