



Small Acreage Chariton County Duck Hunting Property for Sale

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



PROPERTY ADDRESS:

00 Hwy 139
Sumner, MO 64681

PRICE: \$79,050

ACRES: 31

COUNTY: Chariton

PROPERTY DESCRIPTION:

It's not often that you can find duck hunting opportunity with a great location along the Grand River, between Swan Lake NWR and Fountain Grove CA at a reasonable price. This 31 acre WRP tract's location gets a lot of duck traffic between Swan Lake and Fountain Grove. With multiple blind locations, this property is bordered by the Grand River on the west side and a 400 acre wetland tract to the north and east.

The 20 acre wetland has a new Agridrain water control structure along with a pipe to get free water from the Grand River. This area is rich in waterfowl heritage and home to more than 50 duck clubs. Since the 1940's the Swan Lake area has been a stop-over site for migrating waterfowl. With numbers reaching 250,000 ducks in the fall, you won't find many opportunities to have your own piece of ground in this area at this affordable price. This property is priced to sell and won't last long.

PROPERTY HIGHLIGHTS:

- 31 acre WRP tract
- Swan Lake National Wildlife Refuge duck hunting
- Fountain Grove Conservation Area duck hunting
- Grand River duck hunting
- Golden Triangle duck hunting
- Chariton County duck hunting
- Affordable WRP land between Swan Lake and Fountain Grove on the Grand River



PRESENTED BY:

JODY GRAFF

Land/Habitat Specialist

M: (660) 973-1606

P: (855) 573-5263 x703

jgraff@trophy.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophy.com

leads@trophy.com



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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: \$219

TAX YEAR: 2017

