



Turn-Key Duck Hunting Club for Sale in Annada Missouri

TROPHY
PROPERTIES AND AUCTION
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www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:

00 Pike CR 214
Annada, MO 63330

PRICE: \$375,000

ACRES: 39.99

COUNTY: Pike

PROPERTY HIGHLIGHTS:

- 39.99 Surveyed Acres
- 1/2 mile from Clarence Cannon Wildlife Refuge
- 3 Concrete Pits
- Storage Container with Electric
- Construction Trailer with Electric, used for changing gear
- Well, pump and water control structures.
- Two of the pits have walk-out levees ... the other you wade out
- Produces roughly \$2,000 a year in income

PROPERTY DESCRIPTION:

Attention Duck Hunters... just off the southern levee of Clarence Cannon Wildlife Refuge lies this 39.99 surveyed-acre turn-key duck hunting club for sale, the North 40. This is the opportunity you have been waiting for.

This tract features 3 concrete pits (two with walkout levees) strategically placed within the roughly 30 acres of tillable ground. A well maintained water control system with 3 control valves, well and pump. Storage container and construction trailer, both with electricity, perfect for changing gear and storing equipment.

The farm currently has an agreement in place with a local farmer that produces roughly \$2,000 in income to the ownership.

This property offers tremendous waterfowl hunting opportunities for you, your family and guests.



PRESENTED BY:

MICHAEL WARDLAW

Land Specialist - MO

M: (314) 914-0840

P: (855) 573-5263 x709

mwardlaw@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: \$208

TAX YEAR: 2019