



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

41 +/- Acre Northern Missouri Waterfowl Hunting Property for Sale

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



PROPERTY ADDRESS:

00 Trapper Ave.
Brunswick, MO 65236

PRICE: \$118,900

ACRES: 41

COUNTY: Chairton

PROPERTY HIGHLIGHTS:

- 41 +/- acres
- "Golden Triangle" location
- 39 acres in perpetual WRP easement
- 2 pools and new water control structures
- Excellent waterfowl AND deer hunting opportunities
- Small tract with BIG hunting!!

PROPERTY DESCRIPTION:

Located just south of Brunswick Missouri, this 41 +/- acre hunting tract is for sale. The property has been maintained as a hunting club for absentee landowners for nearly 40 years. The property has 39 acres in a perpetual WRP easement with 2 pools and new water control structures. The levees have recently been reworked and the pools have been carefully managed for moist soil. The blind on the north end of the property is on the edge of a beautiful wetland pool surrounded by trees. The amount of structure (trees) on this property makes it very secluded, giving it a completely different feel than most WRP properties you will find in the Golden Triangle. The main pool is open enough though to provide great visibility to the birds trading up and down the Grand River between the Dalton Bottom, Swan Lake and Grand Pass. Large privately owned tracts in this area can hold 100,000 ducks during the peak of the migration, creating traffic throughout the bottom and creating some exceptional waterfowl hunting opportunities.

Now let's talk about the deer hunting opportunity here.... Picture this... thousands of acres of prime agricultural ground surround a 41 +/- acre tract with exceptional cover. As the crops are harvested, the deer move to cover and right into your lap. The Grand River is just a mile to the West, as deer move out into the



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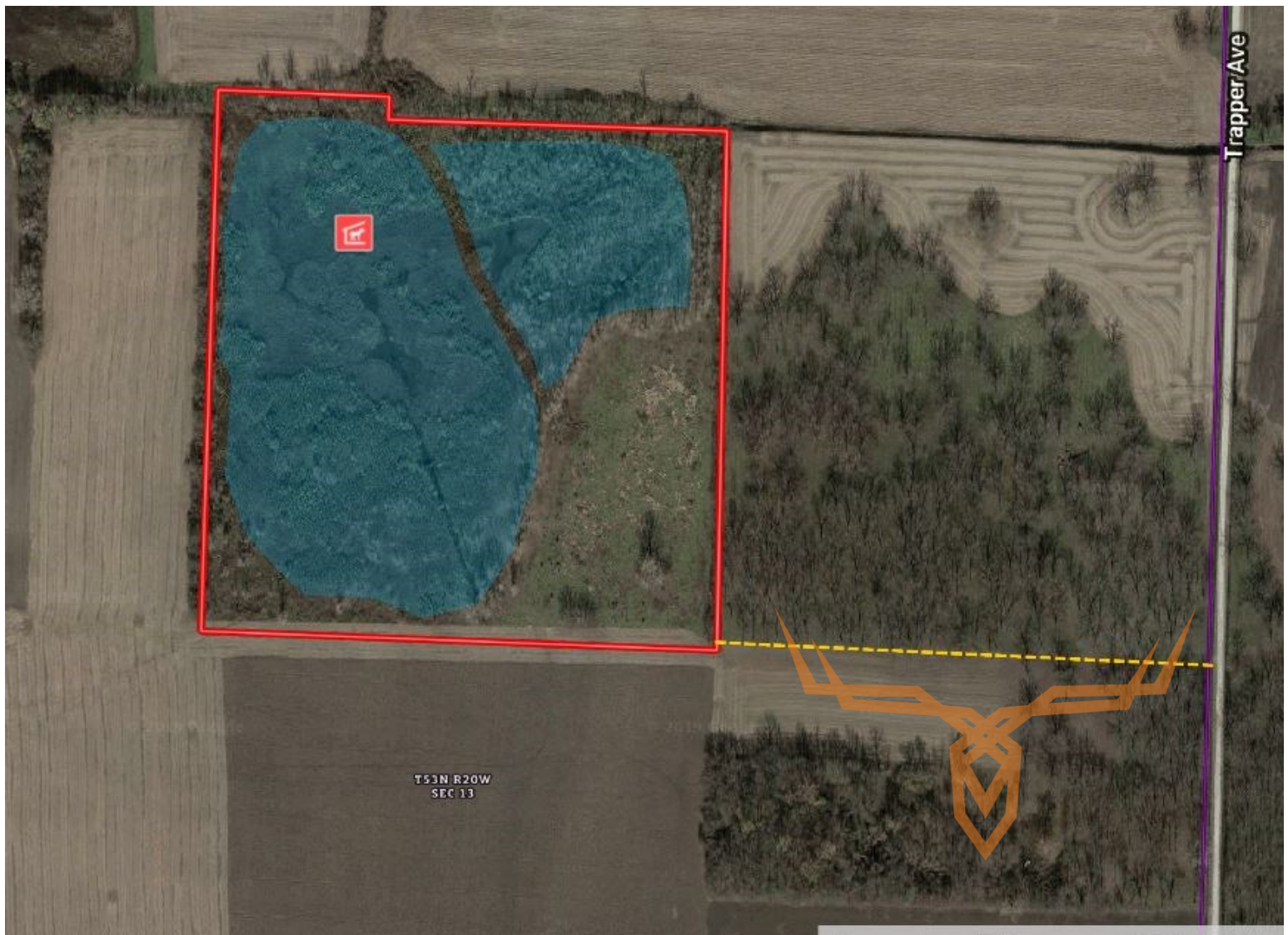
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bottoms at night to feed; it's easy for them to find shelter here. A 7-acre tree planting consisting of Swamp White, Pin oak and Pecan was done when the property was enrolled more than 20 years ago. Multiple bruiser bucks have been taken from this property as they seek seclusion during pre-rut and rut phases. Strategic food plot locations have been established, so it won't take much work to get them planted this spring.

I've been on a lot of WRP tracts in Chariton County over the last 10 years and few of them are this far along in the development process when it comes to structure and seclusion. The small tract size makes this one of the most affordable hunting properties in the Golden Triangle. From September through March, waterfowl call this area home. This is a proven hunting tract, away from the high-pressure public hunting areas. Here, you'll find ducks that still act like ducks. You're far enough away from the pressure for the ducks to loosen up but still in one of the best areas in the Midwest.



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