



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

Turn-Key Missouri “Mud Lake” Duck Hunting Club for Sale - Livingston County

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



PROPERTY ADDRESS:

00 Liv 538
Mooresville, MO 64664

PRICE: \$239,900

ACRES: 80

COUNTY: Livingston

PROPERTY HIGHLIGHTS:

- 80 acres
- Established duck hunting property in North Missouri
- Ready to hunt property in Livingston County
- North Missouri duck and goose hunting
- North Missouri hunters dream, ducks geese
- and whitetail
- Grand River duck hunting
- Duck hunting near Chillicothe MO
- Duck hunting 90 miles from KC
- Teal, Mallards, Canada and Snow Goose hunting on one tract

PROPERTY DESCRIPTION:

Ever dreamed of owning a little duck club where you can roost your own birds and work big flocks on migration days? Located just west of Chillicothe, Mud Lake has been a destination for ducks and duck hunters for over a century. From early September when the first teal arrive through March when the last of the snow geese have trickled through, Mud Lake is a destination for waterfowl.

Mud Lake is located along the north side of the Grand River, a few miles west of Chillicothe. Surrounded by thousands of acres of crop ground in the Sampsel bottoms, this property has become a secluded little sanctuary for migrating waterfowl. Fountain Grove Conservation Area is located approximately 15 miles down the Grand River from the property.

This 80 acre tract has a well, with electric, and 7.5 hP submersible pump. The pump has the capacity to fill each of the pools on Mud Lake, even on the driest of years. The levees were repaired, new water control structures were installed, and drainages were enhanced to upgrade the infrastructure of the property in a 2-phase project with the FWS, MDC and Ducks Unlimited. With these improvements, the well can now gravity flow water to six pools. 6.6 acres of pollinator habitat provides \$1000 annually to help with maintenance of the property.



PRESENTED BY:

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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