



The Bend - 306± Acre Turn-Key Duck Club Lincoln County, MO

www.TrophyPA.com | (855) 573-5263 | leads@trophy.com

**PROPERTY ADDRESS:**

680 Twin Rivers Rd
Old Monroe, MO 63369

PRICE: \$2,757,300
ACRES: 306±
COUNTY: Lincoln, MO

PROPERTY HIGHLIGHTS:

- Beautiful lodge with 3 beds, 1 bath
- Wader Room in basement for hunting gear storage
- 3.75 Miles of Cuivre River Frontage
- 3 separate pools with pumps
- 7 Pits
- 150± Acres of WRP
- 50± Acres of Tillable

PROPERTY DESCRIPTION:

Less than 1 hour away from St. Louis is this beautiful 306± acre duck club and Lodge that can be yours!

The property has 3.75 miles of Cuivre River frontage, except for the entry point to the property, the entire property is surrounded by the river. You will have the best natural borders I have ever seen on a property. Tremendous opportunity to hunt ducks, dove, deer, and the occasional turkey. I have had the fortune of hunting the property multiple times and every hunt has been a success. The property has a proven track record, filled with waterfowl and 150"+ deer, the results speak for themselves.

This property is a turn-key hunting club with a beautiful lodge that can be yours today and ready to go for the upcoming seasons!

For more information, call or text Jason Cleveland (636) 751-4579



PRESENTED BY:
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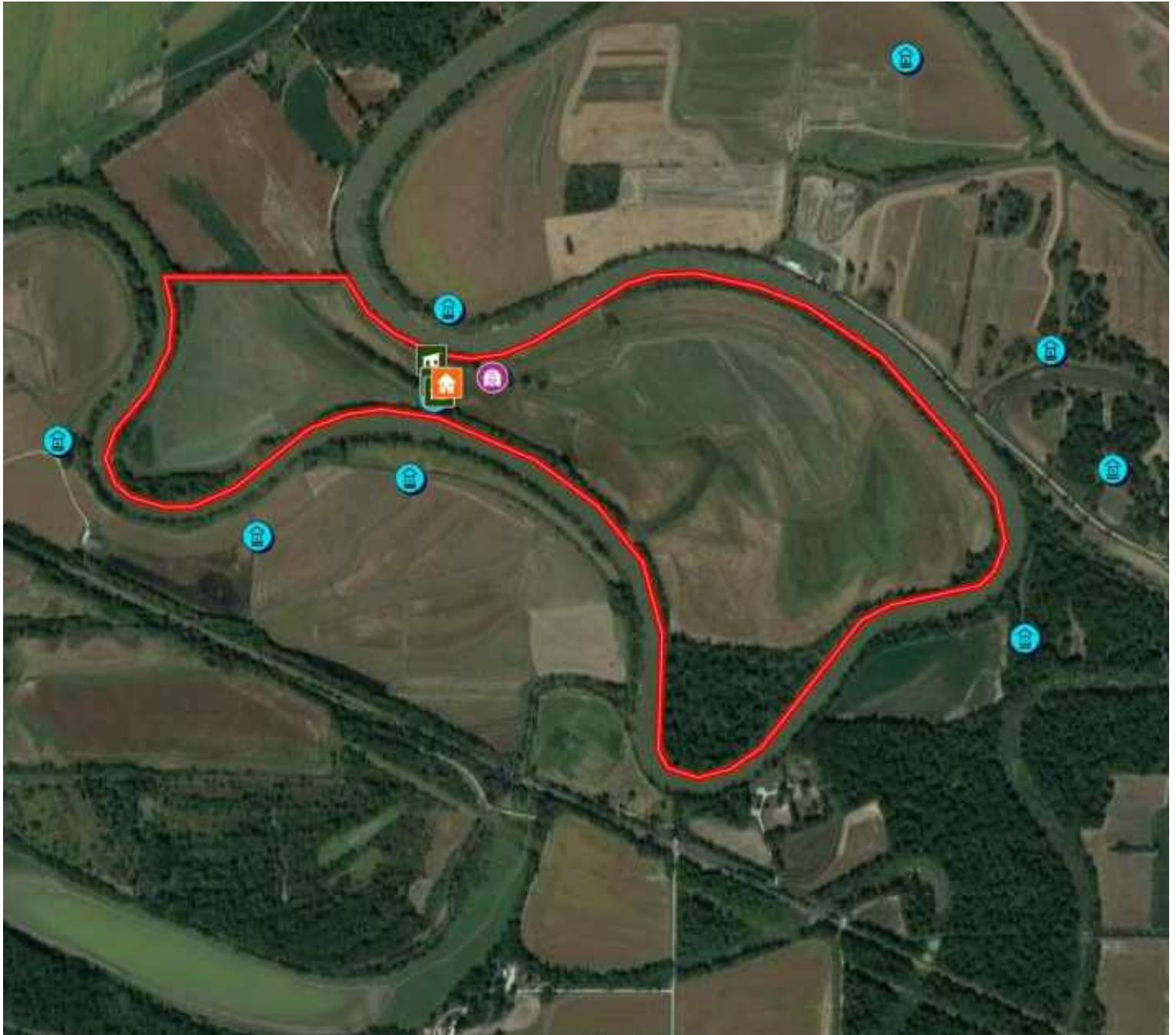
TROPHY PROPERTIES AND AUCTION

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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.



The eastern 150± acres of the property were placed into the WRP program in 2016 and it is one of the most professionally managed WRP tracts I have ever been on, with multiple and diverse wetland species that are well established.

In addition, there is approximately 30± acres that can be planted in corn in dry years, then flooded for waterfowl hunting in wet years. The western side of the farm has 50± acres of tillable that can be used as a food source or leased out to generate some income, enhance deer and/or dove shooting. The river surrounding the property offers significant untapped potential for duck shooting and has been a great wood duck spot early in the season. The property is nestled in between other notable duck clubs like Blind Luck and Horseshoe; and it benefits from being practically next door to Quiver's rest lake, which holds hundreds of thousands of ducks during the season.





At the center of the property sits a beautiful, 100-year-old lodge that was elevated and placed above the '93 flood levels in 2010. The home has three bedrooms, one full bathroom, and a walkout, heated wader room in the basement to store all of your hunting gear. The inside of the cabin is rustic and comfortable, this could easily be someone's full-time residence or your weekend/hunting season getaway. The main floor has a large kitchen and dining space for entertaining and a comfortable living room area with a free-standing fireplace to keep you warm after your hunts. The first floor also has a spacious master bedroom and bathroom. The second floor has two bedrooms and an open landing space at the top of the stairs that can be used for storage/office space/workout gear/etc. The proximity to St. Louis and the amenities in the lodge means you could even hunt in the mornings and be back to town in time for your morning meetings. Near the home are multiple outbuildings to store ATVs, vehicles, blinds, decoys, or anything else you might want or need for your hunts or land management.

