



DUCK LAKE & 12.36 ACRES, ANDREW COUNTY, MO

For Sale

This 12.46-acre deeded tract includes hunting rights to a full 25-acre footprint, including a duck lake and surrounding row crop draw. Located only 4.1 miles from Nodaway Conservation Area (as the crow flies), this setup is one of the most well-developed private waterfowl properties on the market. The duck lake is serviced by a well-fed electric pump, and during early teal season, a 400 gal/min trash pump is used to flood moist soil units, supplied directly from the Nodaway River. The property includes two 24'x12' blinds (north and south), and there's no competing duck lake within 3.1 miles. You'll also have direct river access to hunt the famous Nodaway River for late-season mallards.



18156 Hwy 59 Mound
City, MO 64470
(660)-442-3177

1711 Oregon Hiawatha,
KS 66434
(785)-742-4580

1708 Prairie View Rd, Suite
B Platte City, MO 64079
(816)-219-3010

www.BarnesRealty.com

PROPERTY FEATURES

Property Value:

\$400,000.00

*See "More Details" page for more information about property features, total price, and hunting land.

Listing Agents:

Agent: Jamie Barnes
(660) 851-1125 or
Jamie@BarnesRealty.com

Agent: Garrett Barnes
(660) 851-1495 or
Garrett@BarnesRealty.com

Features:

- 12.36 Acres
- Hunting rights to 25 acres
- River access to hunt the famous Nodaway River
- 3 acres planted in moist soil for early teal season

Real Estate Taxes:

2024: TBD

Location:

From Fillmore Missouri, head north on State Hwy N for 1 mile, then turn west onto County Rd 46 for 1.4 miles, finally turn head north on County Rd 45. Tract is located West near the Nodaway River..



Setting the trend for how Real Estate is sold in the Midwest.

This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

DUCK LAKE PROPERTY - MORE DETAILS

OFFERED AS PART OF A COMBINED 1,450,000.00 PACKAGE

Lodge Property - Holt County, MO:

- **3.4 Acres**
- **Fully furnished lodge** (sleeps 12, includes 6 big screen TVs)
- **42' x 28' three car garage**
- Surrounded by **85 acres of private land** with **hunting rights included**
- Private duck lake on-site
- **All deer shown were hunted on this property**
- **35-minute drive to Mozingo Lake** - great for off season fishing
- Proven turkey and whitetail deer hunting location

Duck Lake Tract - Andrew County, MO:

- **12.46 deeded acres** with **hunting rights** on a 25-acres
- **River access to hunt the famous Nodaway River** — known for late-season mallards
- **3 acres planted in moist soil** for early teal season
- Two **24'x12' duck blinds** (North and South)
- **Well-fed duck lake** with electric pump for reliable water control
- Seasonal use of **400 gal/min trash pump** drawing from the Nodaway River
- **No competing duck lakes within 3.1 miles** — gives you the edge
- Exceptional waterfowl hunting and strong turkey and deer potential

Total Offering:

- Lodge Property Value: \$1,050,000.00
- Andrew County Duck Lake Value: \$400,000.00
- Combined Price: \$1,450,000.00

*Properties are not available separately

Don't Wait!

This is a rare opportunity to purchase two premium recreational tracts in Northwest Missouri - a fully furnished lodge in Holt County and a duck hunting property in Andrew County - sold together as a single offering!

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PHOTOS



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AERIAL MAPS

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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Boundary Center: 40° 2' 30.52, -95° 0' 31.12

1-60N-37W
Andrew County
Missouri

0ft 260ft 521ft

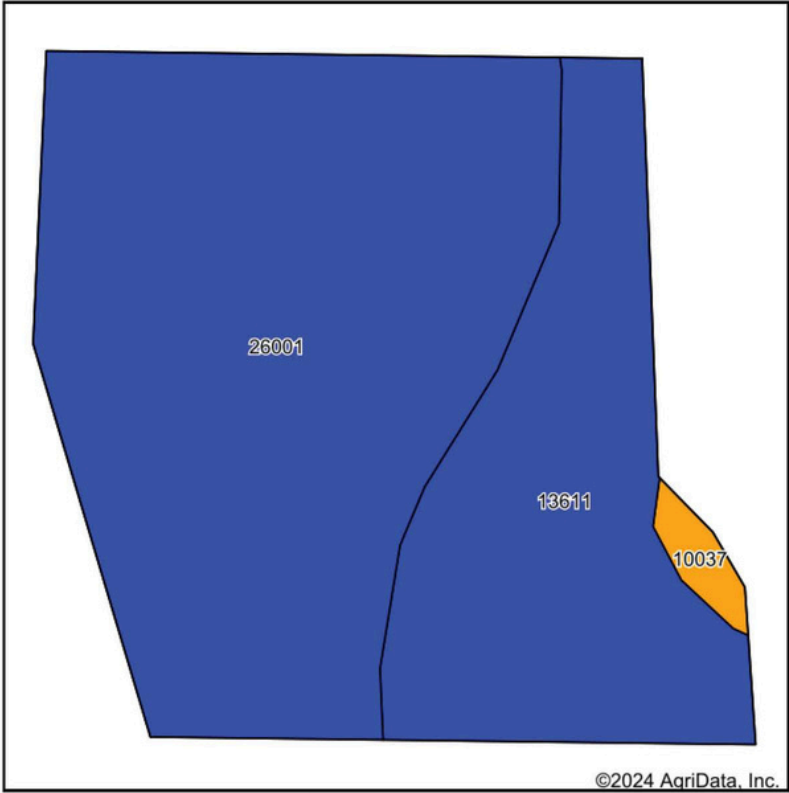


2/1/2024

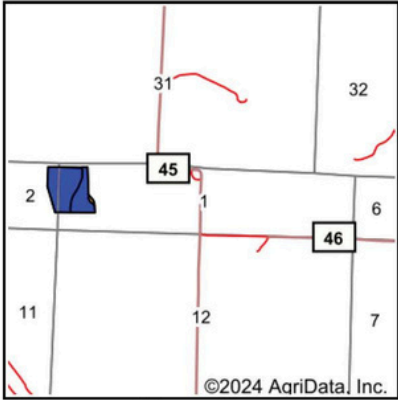
Field borders provided by Farm Service Agency as of 5/21/2008.

AERIAL MAPS

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Andrew**
Location: **1-60N-37W**
Township: **Jackson**
Acres: **12.36**
Date: **2/1/2024**



Maps Provided By:



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Area Symbol: MO003, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
26001	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	8.16	66.0%		IIw	93	85	49	92
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	4.01	32.4%		IIw	81	75	36	80
10037	Judson silt loam, 2 to 7 percent slopes	0.19	1.5%		IIIe	75	67	73	69
Weighted Average					2.02	*n 88.8	*n 81.5	*n 45.2	*n 87.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AERIAL MAPS

