

DUCK LAKE & 24.83 ACRES, ANDREW COUNTY, MO

For Sale

This 24.83-acre deeded tract 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.

BARNES REALTY

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

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

www.BarnesRealty.com

PROPERTY FEATURES

Property Price:
$395,000

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

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

Features:

- 24.83 Acres
- River access to hunt the famous Nodaway River
- 3 acres planted in moist soil for early teal season

Real Estate Taxes:
2025: $166.99

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 The listing may be withdrawn with or without approval.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 $1,380,000.00 PACKAGE

Duck Lake Tract - Andrew County, MO:

- **24.83 deeded 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

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

Total PRICE:

- Lodge Property Price: $985,000 (see separate brochure)
- Andrew County Duck Lake Price: $395,000
- Combined Price: $1,380,000

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!!

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PHOTOS













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AERIAL MAPS

Aerial Map



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

Boundary Center: 40° 2' 30.24, -95° 0' 27.26

1-60N-37W
Andrew County
Missouri

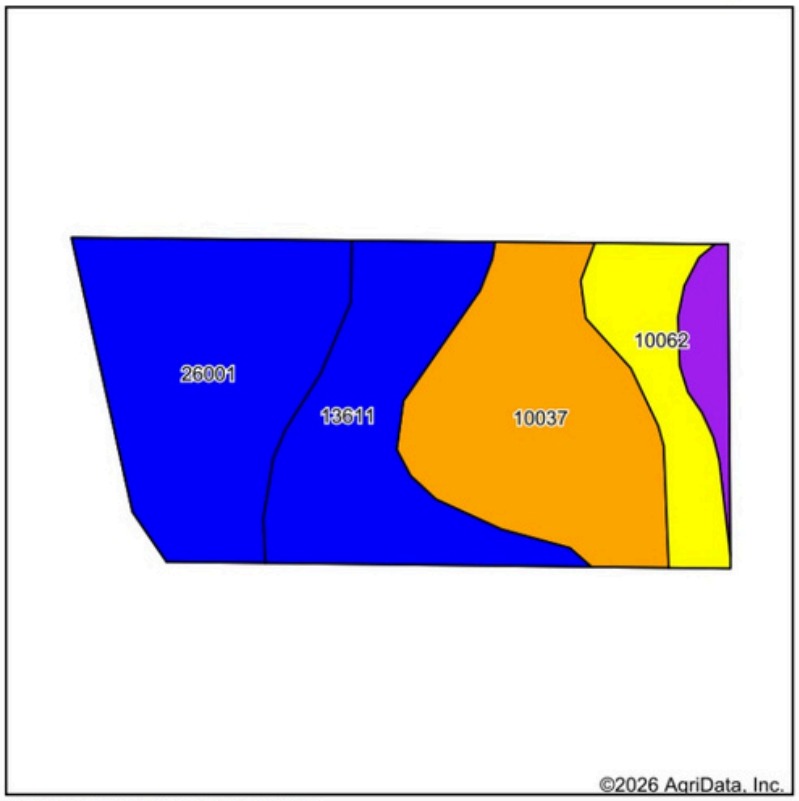
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N W E S

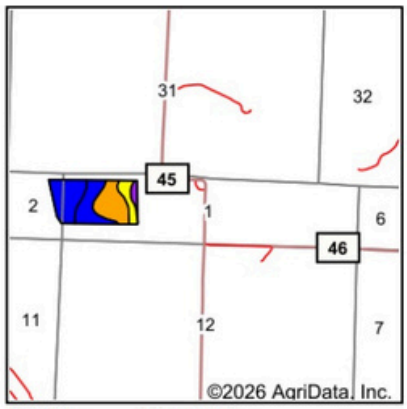
11/16/2026

AERIAL MAPS

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Andrew**
Location: **1-60N-37W**
Township: **Jackson**
Acres: **24.83**
Date: **11/16/2026**

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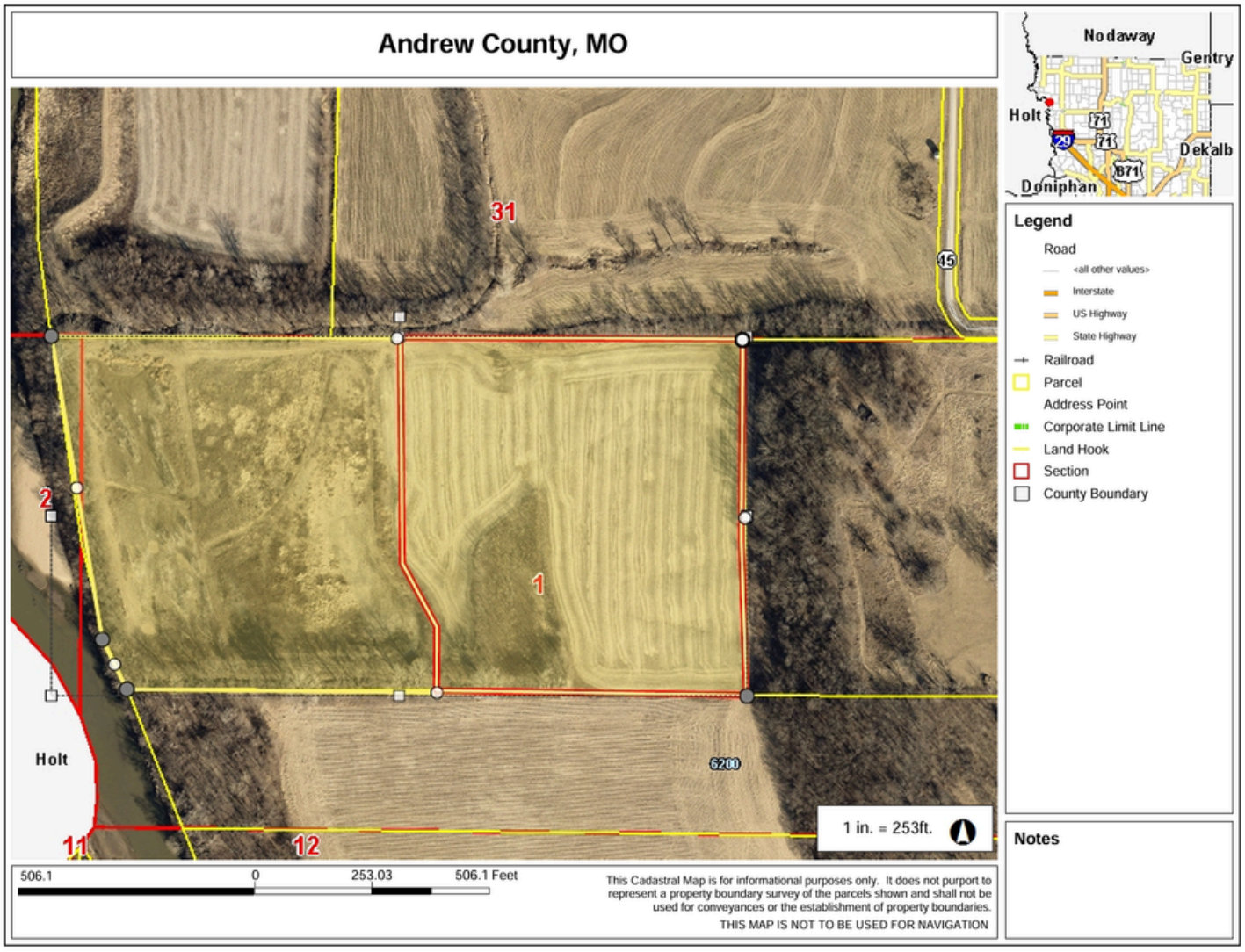
N W E S

Area Symbol: MO003, Soil Area Version: 29									
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	7.85	31.6%		IIw	95	93	49	92
10037	Judson silt loam, 2 to 7 percent slopes	7.24	29.2%		IIIe	75	67	73	69
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.94	23.9%		IIw	93	93	36	80
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	2.75	11.1%		IVe	73	73	63	61
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	1.05	4.2%		VIIe	15	15	12	9
				Weighted Average	**2.72**	***n 82.9**	***n 79.9**	***n 52.9**	***n 75.5**

*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


Andrew County, MO
Nodaway
Gentry
Holt
Dekalb
Doniphan
71
29
B71
Legend
Road
<all other values>
Interstate
US Highway
State Highway
Railroad
Parcel
Address Point
Corporate Limit Line
Land Hook
Section
County Boundary
31
45
2
1
Holt
6200
11
12
1 in. = 253ft.
Notes
506.1
0
253.03
506.1 Feet
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION