



MISSOURI Land & Farm

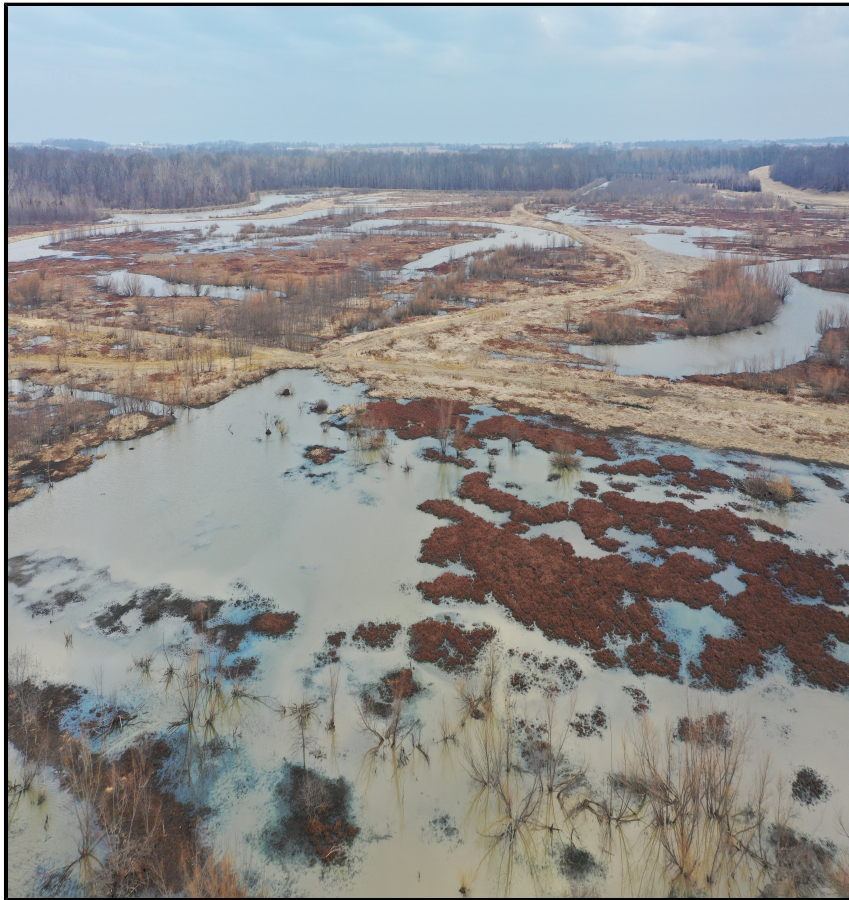
www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

415 Acre Waterfowl/Deer Heaven!!

Horseshoe Lake Rd, Salisbury, MO 65281

Chariton County

\$1,411,000



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



A proven, quality waterfowl hunting tract could well be the toughest sort of property to purchase. They don't come around often, and when they do they don't last long!

This farm is situated in the heart of Chariton County, this 415 acre stretch of middle fork river bottom land is truly one of the best waterfowl properties to hit the market in quite some time.

The property is just south east of Salisbury, MO. This expansive tract lies in close proximity to a great deal of river bottom habitat and managed wetland acres. The farm holds and provides for its own ducks, and has been a place ducks and geese have consistently called home for many years. Although a stout farm in its own right its also less than 7 miles from some of the more prolific privately managed farms in the Dalton Bottoms, and routinely sees traffic from that region as well.

The setting is secluded, the surrounding, hunting pressure is low; and with the ability to refuge portions of the farm for duck sanctuaries, the farm offers exceptional wing shooting opportunities from early teal through late season honkers, and even snow geese.

There are 2 wells on the property, and after undergoing a recent NRCS transformation, the farm has 50 acres of deeper pools that act as a sort of reservoir to flood hunting and food pools.

The deer hunting in this area might well be even more impressive. With limitless bedding habitat and pinch points along the middle fork, this farm holds giant whitetails each year, and its quite possible that this farm has held more trophy deer than any in the area. Some of the largest deer in the area have been harvested on, or spent a good deal of there time on this property.

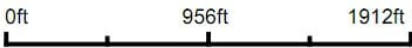
If your looking for an opportunity to control your own destiny each fall, the opportunity to own an annual migratory destination for ducks and geese, and grade A deer hunting year in year out call Dave Atkinson at 1-660-788-3333.

Taxes: \$790

Aerial Map



Map Center: 39° 20' 47.89, -92° 49' 36.04

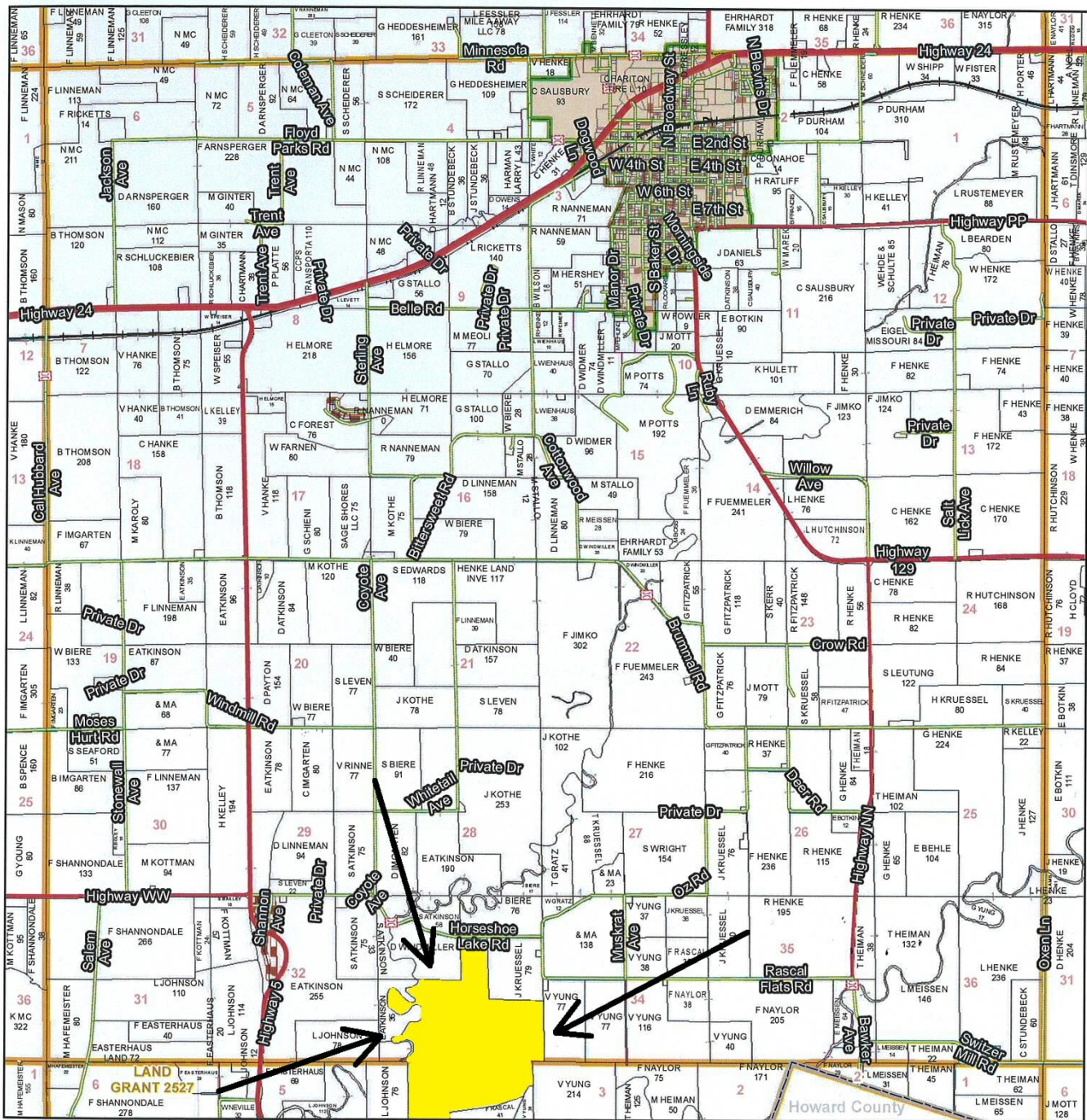


33-53N-17W
Chariton County
Missouri



T53N - R17W

See Page 43



See Page 63

Chariton County Commission
 Tony McCollum - Presiding Commissioner
 Danny Price - Western District Commissioner
 Steve Atkinson - Eastern District Commissioner

Data Courtesy Chariton County Geographic Information System
 Darrin Gladbach - Assessor

This data was primarily developed for tax purposes and is not considered survey accurate.

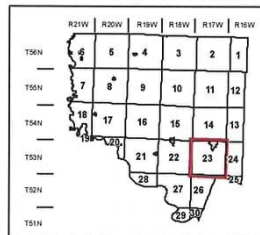
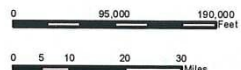
Most parcels > 10 ac labeled

GIS & Map Development By:



www.midlandgis.com

© Copyright Chariton County, MO



Legend

- City Limits
- Township-Range
- Sections
- Land Grant
- Political Township
- Land Ownership
- Subdivisions
- Conservation & US
- US Highways
- ST Highways
- CO Highways
- Streets
- Rail Roads
- Streams
- Land Hooks
- Bridges

