

SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD.
GERMANTOWN, TN 38139

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Farmland and Hunting Land

William Gates *Principal Broker*
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294 ACRES MISSOURI DUCK HUNTING NEW MADRID & PEMISCOT COUNTIES Offered by William L. Gates, Missouri broker

LOCATION: Approximately 4 miles East of Portageville on HWY 167 to RD TT, south on Road TT 2.5 miles to CO RD 308 , 1.3 miles East on CO RD 308 to main gate.

DESCRIPTION: A short description is "A duck killing place" Otherwise, 294+/- acres all in WRP, except 10 acres. Compatible use plan allows extensive duck food planting and water flooding for ducks with two wells. Green timber hunting is had on the south end in several holes. The north end is maintained with food and water as a major duck holding area. The property is influenced by ongoing waterfowl activity coming from the Mississippi River 3.5 miles away and Reelfoot Lake 8 miles away, along with thousands of acres of neighboring farm land. The property has been put together from two adjoining tracts that were commercially hunted for years with high annual kill numbers. 2021 season had 997 kills East side & 480 kills West side. 2022 season had 419 kills in only 18 selected hunts by mostly owner's grandchildren and friends

Building improvements consist of a 4 bed two bath furnished metal lodge building, a 3 bay shop with 3 overhead doors and a mud room. Two irrigation wells with underground piping, numerous control structures and elevated blinds in proven locations.

SALE PRICE: \$3,000,000.00 Cash, walk out sale, less owner's ranger, duck boat, personal tools.



A good day in the blind for 3 grandchildren

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8
Conran

9

10

NORTH

CR 308
294 +/- acres

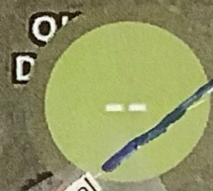


SOURI
AIN &
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ING

CO RD 437

10 acres out of WRP

NEWMAN
CHARLES
ALAN



QUICK
DALTON

Portage Open Bay

Designated rest area flooded for ducks

drainage canal

well

CO RD 308

UNDERWOOD
PHILLIP
L ET AL

Portage Open Bay

well

CO RD 308

House

Bridge

Timber holes

PEMISCOT

294+/- ACRES New Madrid & Pemiscot CO MO

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WILLIAM L GATES
MISSOURI BROKER

Farmland and Timberland

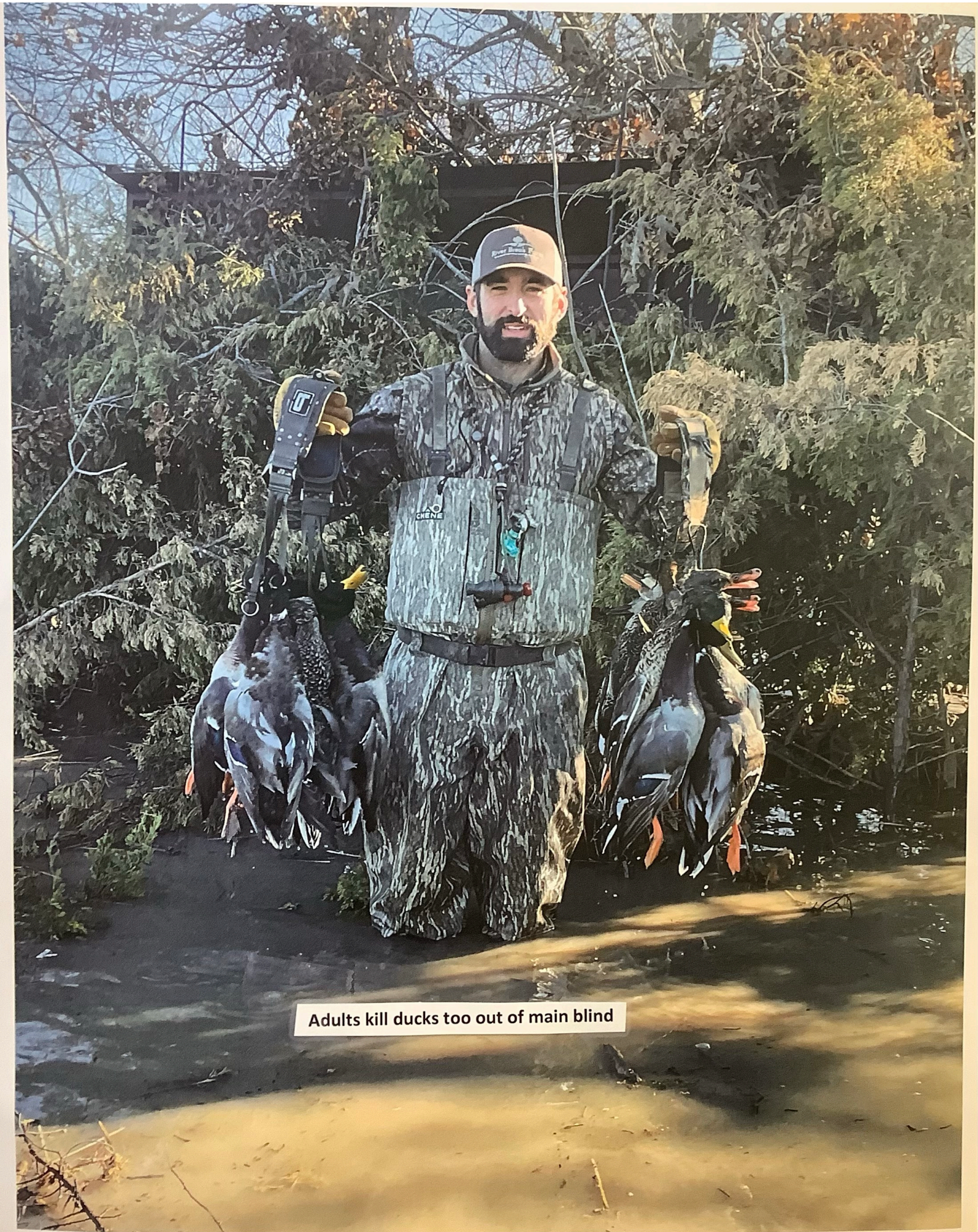
Sat

2D





Grandchildren still killing ducks



Adults kill ducks too out of main blind

