

Historic St. Charles County “The Quacker” Hunt Club for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophyproperties.com



PROPERTY ADDRESS:
4553 Hwy B
St. Charles, MO 63385

PRICE: \$2,700,000
ACRES: 195 +/-
COUNTY: St. Charles

PROPERTY DESCRIPTION:

The Quacker Duck Club is for sale and it is an extremely rare opportunity to own a historic St. Charles county duck club. The Quacker is not just an unbelievable place to hunt ducks, but it also has great deer as well.

Located only 5 miles from MO-370, it is an easy drive for anyone who lives and works in St. Louis or St. Charles counties. The well-appointed lodge is the perfect place to bring your family or entertain clients.

A rest area has also been established on the property to help hold the migrating waterfowl and ensure great hunting. A total of 8 hunting pits provide plenty of opportunity to spread out a group or rest certain areas. A storage building is perfectly set up as a locker room and equipment/decoy storage.

Having great duck, deer, and turkey hunting on the same farm is hard to find. That farm being located only a half hour from St. Louis makes even better! Don't let this one pass you by!

PROPERTY HIGHLIGHTS:

- 195 +/- acres
- 5 miles off MO-370
- 124 +/- acres tillable ground
- 30x30 outbuilding with equipment/decoy storage and locker room
- 2 timber holes
- 8 metal and concrete pits
- Duck harvest is 300-500/year with deer & turkeys
- 1,400 sq. ft. well-appointed lodge (furniture included with sale)



PRESENTED BY:

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TAXES: \$2,355

TAX YEAR: 2016

TILLABLE: 124 Acres

TIMBERED: 62 Acres

PASTURED: 0 Acres