

150 +/- Acre Osage River Waterfowl Hunting Tract for Sale in Bates County MO

www.TrophyPA.com • 855.573.5263 • leads@trophyhypa.com



PROPERTY ADDRESS:

00 Hwy M
 Rockville, MO 64780

PRICE: \$465,000

ACRES: 150

COUNTY: Bates

PROPERTY DESCRIPTION:

Located beautifully between Four Rivers and Schell-Osage Conservation Areas along the Osage River lies this secluded 150 +/- acre duck hunting property for sale. The duck hunting tract is right off of a state highway, less than an hour and a half from Kansas City, Missouri and in the middle zone of duck hunting.

The property has three pools that will hold more than 40 acres of water at full pool. Access to the Osage River allows pumping from the river using a high-volume pto driven pump. A ramp has been built to back the pump into the river and only has to run 150' before it will gravity flow to the pools. The water control structures allow for the pump to back water from the middle pool into the north pool and gravity flow water to the south pool. There are three big pit blinds, one on each pool and several more potential locations for stand up blinds along the edge of the timber. The middle and south pools would be a great place to put in a Fatboy or Invisiman to get right where the ducks want to be.

Traditionally, the area between the two conservation areas yield a high amount of duck traffic. Last year, Four Rivers and Schell combined for 5,524,548 duck use days and killed 16,082 ducks during the season. There are multiple, well-managed duck clubs in the area too, some of which may hold 15,000+ during the peak of the migration. Following the drawdown in 2018, a \$2,000,000+ improvement project led by Ducks Unlimited and MDC will begin. The project will focus on adding a pump station on the Osage River and re-designing many of the levees to reduce flood damage, improve water-level management capability and improve hunting and refuge areas.

PROPERTY HIGHLIGHTS:

- 150 +/- acres
- Waterfowl & deer hunting
- Located on the Osage River
- Near Four Rivers & Schell-Osage CA
- 3 large hunting pools
- Water control structures in place
- Secluded timber lakes with development potential
- Trails cut throughout property for access



PRESENTED BY:

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PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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TAXES: \$253

TAX YEAR: 2016

