



LUXURIOUS LODGE AND WATERFOWL HUNTING PROPERTY FOR SALE NEAR KANSAS CITY, MO

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**PROPERTY ADDRESS:**

1006 NW 1101st Rd.
Urich, MO 64788

PRICE: \$5,950,000.00

ACRES: 330±

COUNTY: Henry

PROPERTY DESCRIPTION:

This incredible 330± acre waterfowl hunting property offers a luxurious, custom built main lodge designed for entertaining large groups and makes the perfect private or corporate retreat.

Located just 1-hour outside of Kansas City on a private gated drive, this turn-key hunting farm includes a total of 330± acres made up of 143± acres tillable, 100 acres of wetlands, 65± acres of woods and draws, and approximately 17.5 acres of ponds and flood protected hunting pools.

The hunting lodge will impress in every way, as no detail has been overlooked. The gathering areas are set up to entertain on a large scale with a massive stone fireplace, soaring beamed ceilings, masculine furnishings, and luxurious finishes. The open kitchen includes Wolf and Subzero appliances, a massive center island with seating for 12, beautiful counters, and custom cabinets. The well-equipped wet bar offers additional convenience for entertaining with direct access to the covered patio where you'll find another huge wood burning fireplace and plenty of room to gather for sharing hunting stories.



PRESENTED BY:

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TROPHY PROPERTIES AND AUCTION

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Overnight accommodations will make every guest feel welcome and comfortable. Those in the main lodge include a luxurious master suite, two guest bedrooms both with well-appointed private bathrooms, and two additional bedrooms sharing a jack-and-jill bathroom. There are also two bunkrooms with a total of ten beautiful custom-built bunks that include built-in lighting, ladders or stairs, and have private bathrooms thoughtfully designed to serve numerous guests. A spacious walk-in pantry, hall powder room, and large laundry room finish out the lodge.





The enclosed breezeway on the east end of the lodge leads into a 60x80' shop with heated floors. Here you will find an impressive locker room with sixteen custom built lockers, laundry facilities, storage, and a half bath. Upstairs you'll arrive at a loft with three custom-built beds, four spacious bunks, seven more lockers, and a huge private bathroom. The shop provides enough space for all the toys (boats, UTV's, and decoys) a duck hunter needs, with lots of shelving and four 14' tall garage doors.





The west end of the main lodge also has an enclosed breezeway connecting to the Gym, which boasts a full-size basketball court, also set up for tennis and volleyball. On the west end of the court, the state-of-the-art workout area includes a treadmill, steps, a full set of dumb bells, bench, squat rack, two cable machines and two racks of weights. The gym will provide hours of indoor family fun and recreation regardless of the weather.

The 60'x100' detached shop is well-lit, has a concrete floor, is heavily spray foam insulated and provides ample storage area for any RV and all your farm and construction equipment. The exterior finishes of all the buildings match that of the main lodge and even the most discerning guest will appreciate the quality and style.





Located just south of Blairstown, this area is the best kept secret in Missouri when it comes to waterfowl. Without the presence of an outfitter, guide service, or Missouri Department of Conservation public hunting area, the ducks do not have the intense hunting pressure as most other Missouri duck hunting destinations. Numerous private duck clubs in the area have developed exceptional waterfowl habitat and inviolate refuge that hold tens of thousands of ducks in the area for the entire season.

The 60+ acre main pool is intensely managed for a diversity of moist soil vegetation. It also has a shrub/scrub habitat component that provides critical structure and thermal cover through willows, buttonbush, and other woody vegetation. This provides a loafing opportunity for ducks that can be hunted more regularly than other habitat types.





A ramp was built to back a tractor pump into Big Creek to provide a quick, easy, and reliable solution for fall flooding. The main pool has a boat lane just a few steps away from the lodge, which provides fun and easy access for hunting. The pool has two permanent wooden blinds in proven locations keeping the sun at your back for morning and mid-day hunts. A beautiful two plus acre timber hole along the east side of the main pool was constructed a few years ago. Five smaller pools have been built at a higher elevation along the west side to ensure the ability to plant some high-energy food sources even in the toughest of wet years. The pools can be flooded by two different reservoirs connected by a series of pipes that have been trenched below the surface. Each of the pools has independent drainage, making it easy to draw down at different times to diversify the food sources. The upper pools can be hunted or act as refuge pools packed with food creating traffic over the main pool.

There are excellent deer and turkey hunting opportunities on the farm as well. The wooded draws and timber show a ton of deer traffic and turkey sign leading to the ag fields. It should be noted, this property provides excellent waterfowl hunting opportunities from September through March including early season teal, mid-season ducks, late season honkers, and early spring snow geese.

This is an exceptional hunting property with approximately 24,000 square feet under roof, luxurious facilities and exactly what you've been dreaming of. Don't miss out on this incredible opportunity to own a private hunting estate or corporate retreat with exclusive access to some of the best waterfowl hunting opportunity Missouri has to offer.





Additional Property Highlights:

- Custom built estate less than 5-years old
- The home is fully automated
- Facility sleeps 40+
- Bunk beds are outfitted with Queen size mattresses
- Other beds in the lodge are King size
- Secluded location with ½ mile private driveway, gated entrance
- Located just over one hour (1:10) from the downtown KC Airport
- Located just 85 minutes from MCI – KC International Airport
- Lodge and other buildings are built well above the 500-year floodplain

This incredible turn-key property is being sold furnished and all equipment, blinds, decoys will convey with the sale including:

- A plethora of quality floater and full-body decoys, motion wing decoys, decoys for water movement
- Tools to keep water open
- Duck and goose decoys (some still in the box)
- 3 UTV's (2 crew cab rangers, 6x6 ATV)
- Versatile Momarsh duck blinds, skid blinds and permanent blinds
- Lots of duck gadgets, Duck Thangs, Designated Puller, Lucky Duck spinners

Not included in the sale are family keepsakes and the following equipment:

- Gym - cable machine
- Gym - back extension
- John Deere 6130 D
- 16" Crisafulli pump and hose
- Bush Hog 3008 8' HD mower
- 6 row John Deere 7200 Planter
- Caterpillar 279D Skidsteer with brush hog, grapple bucket, tooth bucket and long forks

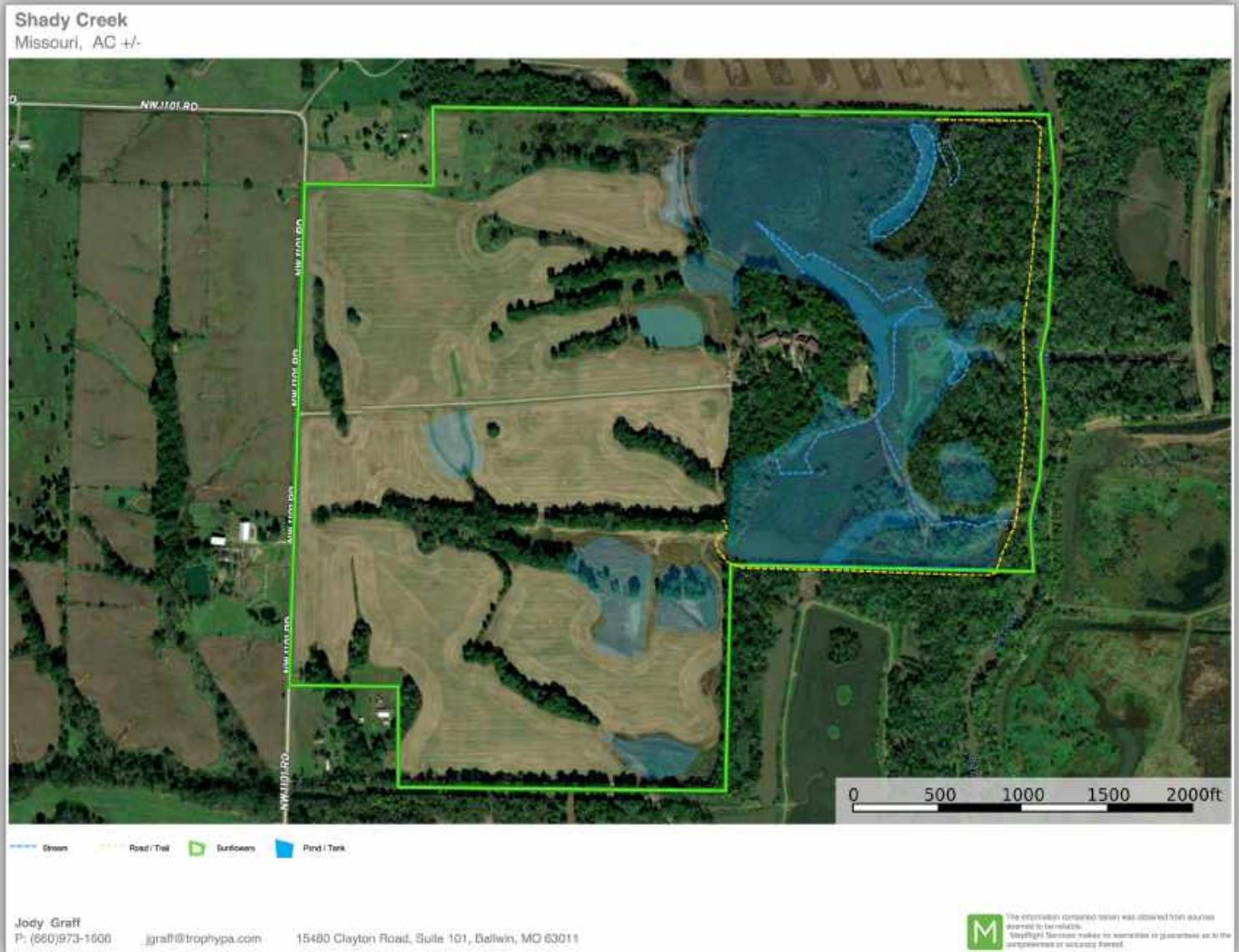
**Qualified buyers should contact Jody Graff for more information or to schedule a private showing
660-973-1606**



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Link to interactive Map: <https://mapright.com/ranching/maps/6cd72b7a1027b7a844564445391ba957/embed/>



SCAN WITH YOUR
SMARTPHONE TO SEE
THE FULL LISTING

Broker does not guarantee the accuracy of sq. ft., lot size or other information. Buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals.