



MISSOURI Land & Farm

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

**129 Acres, 65 Acres, or 64 Acre Premium
Waterfowl Destination!! (Sumner, MO)**

Chariton County

\$850,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



Sumner Missouri.

The wild goose capital of the world.

An area steeped in tradition with a future perhaps even more storied.

Home to one of the largest concentrations of wintering mallards in the world and some of the finest hunting grounds in the country.

This property available in two tracts, located in the famed “north bottoms” offers an opportunity to lay claim to a piece of dirt in the most desirable regions in duck country.

This part of the golden triangle is defined in part by nearby Fountain Grove Conservation area, located 1.4 miles from this tract. As you know it, is home to diverse habitats and at times hundreds of thousands of mallards across its refuges areas and shooting points. The north area, located a touch over 2 miles from the property is perhaps the most famous migratory beacon in this part of the flyway. The south area with when it comes to habitat and refuge and rest opportunities.

In addition to the close proximity to these powerhouse state and federal areas, this tract shares a neighborhood with some of the best hunting developments found anywhere. Millions of dollars are spent annually by private landowners in the north and south bottoms properties plus swan and fountain position this tract uniquely to capitalize on its location.

This farm is made up primarily of bottom land timber, and presents multiple opportunities for a variety of hunting styles leaving

- Carving out the sort of timber hole the area has become famous for.
- Developing a unit of flooded woods.
- Utilizing the current established duck lake and blind in the north tract. (small well.)
- Hunting the open water setting provided by Jacks Lake.

As you walk through the property your mind wanders through the multitude of development and enhancement opportunities available on this canvas of northern Missouri habitat .

With electric available on site and good county road access, multiple boxes are checked from a standpoint of development, making this

Throughout the years, this farm has produced some incredible hunting memories and offered some of the most legendary waterfowl hunting during the fall flood events of 2015.

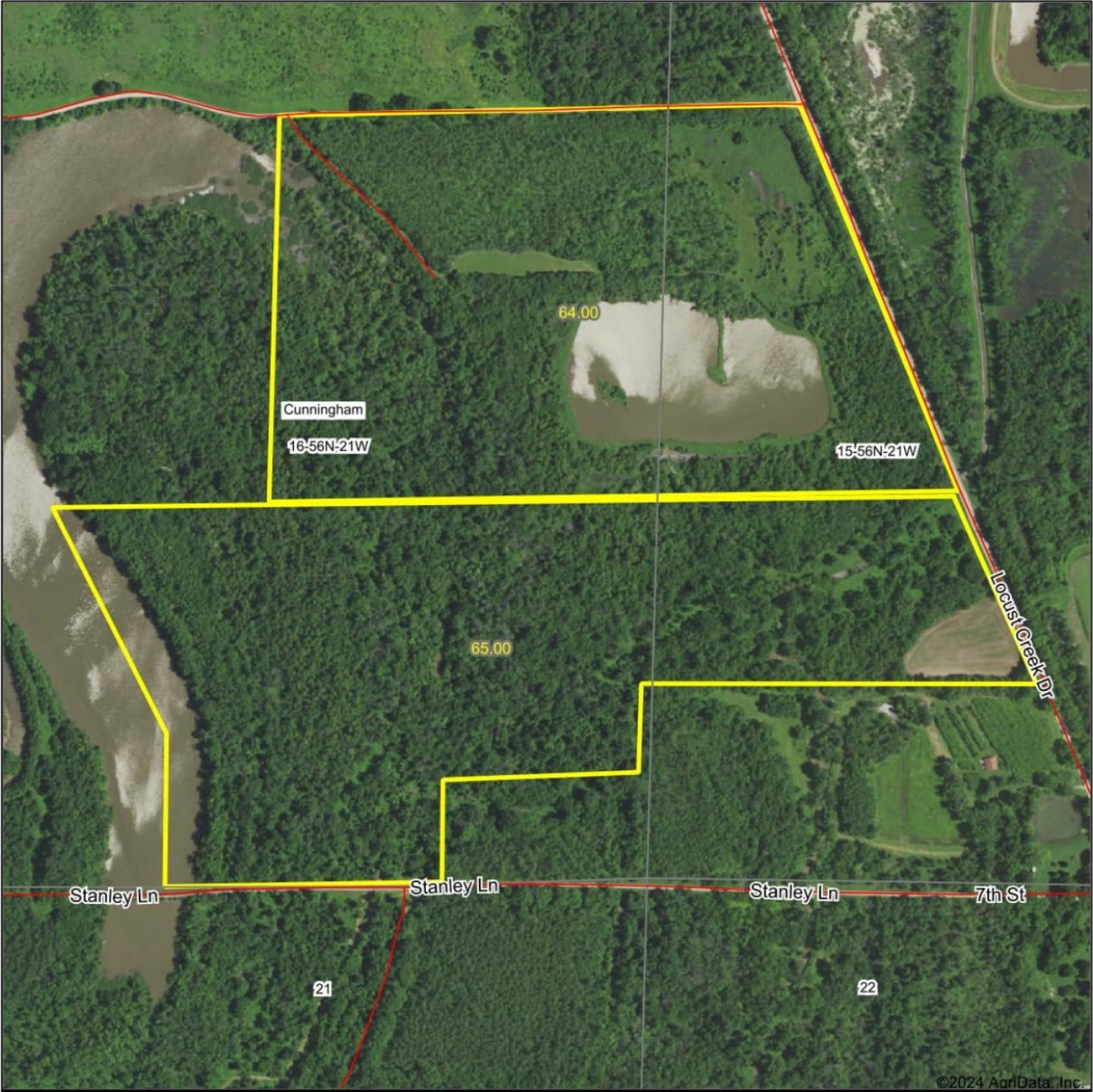
In addition to the exciting waterfowl possibilities, this farm offers food plot locations for deer and Turkey hunting. The thick jacks bottoms has produced some giant whitetails.

3 Purchasing Options

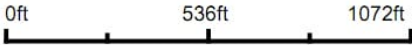
- 129 acres for \$850,000
- North 64 +/- acres (to be surveyed) \$450,000
- South 65 +/- Acres (to be surveyed) \$450,000

If you're interested in more information about this farm or would like to take a private tour of this property, contact Jeff Quinn at 660-338-1111.

Aerial Map



Boundary Center: 39° 39' 48.21, -93° 15' 16.79

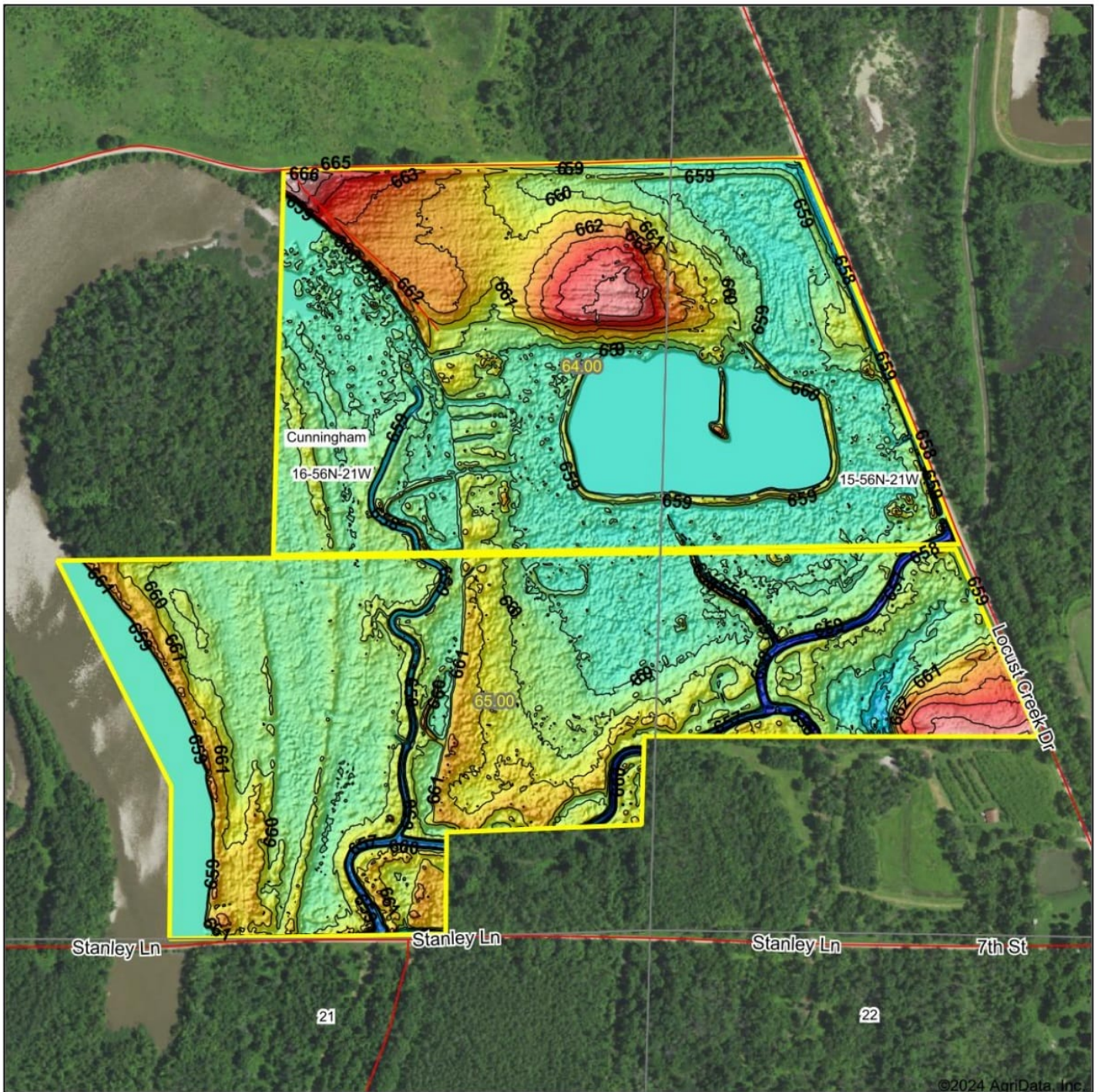


Maps Provided By:
 **surety**
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16-56N-21W
Chariton County
Missouri

7/13/2024

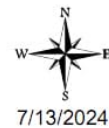
Topography Hillshade



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Source: USGS 1 meter dem
Interval(ft): 1
Min: 654.9
Max: 666.8
Range: 11.9
Average: 659.7
Standard Deviation: 1.51 ft



7/13/2024

16-56N-21W
Chariton County
Missouri

Boundary Center: 39° 39' 48.21, -93° 15' 16.79

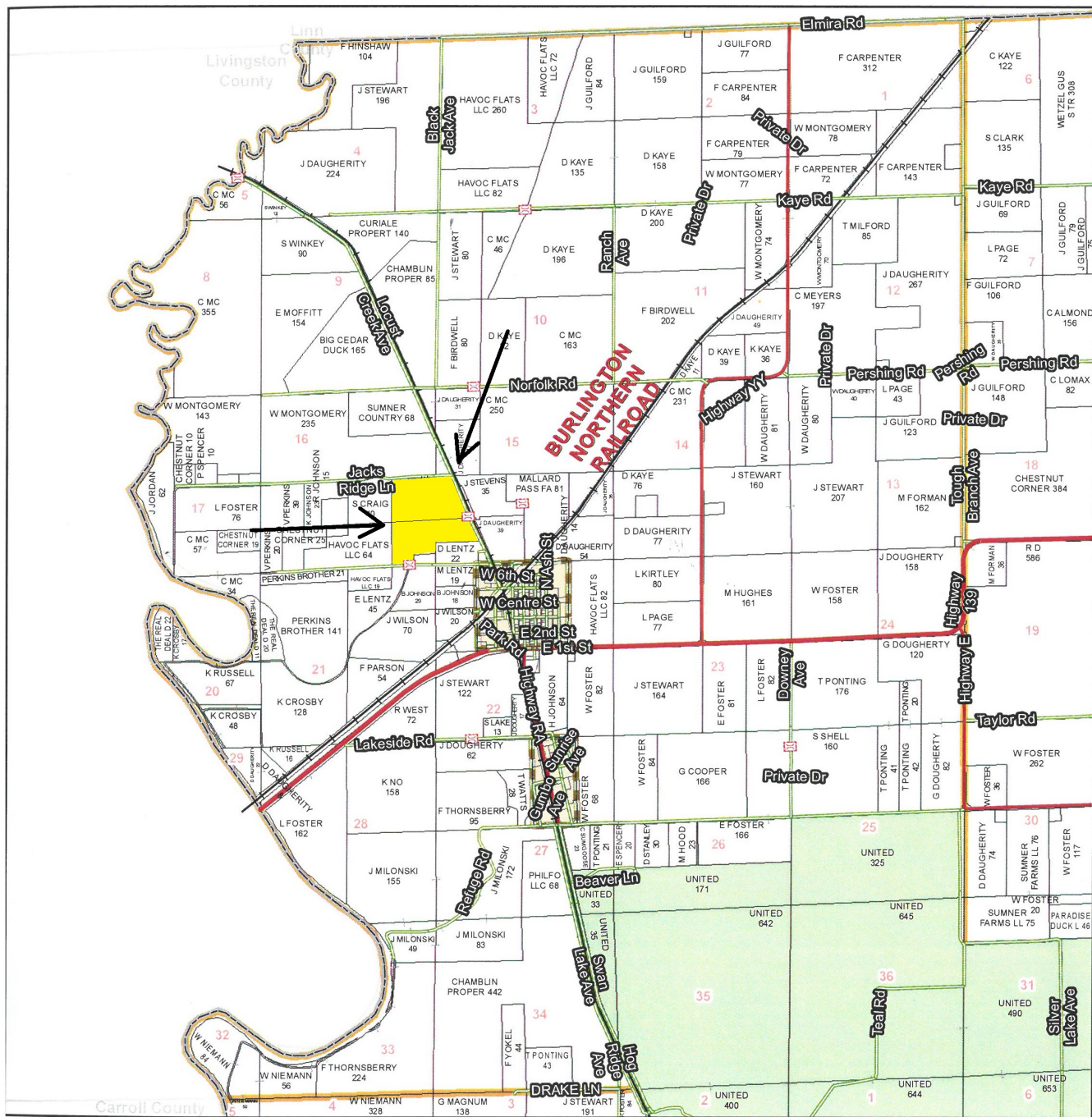
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Chariton County Commission

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

Data Courtesy Chariton County Geographic Information System

Darrin Gladbach - Assessor

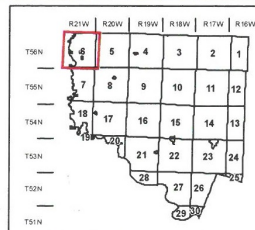
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 10 ac labeled

GIS & Map Development By:



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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