

SOLD



Income Producing River Bottom Land with Great Hunting Fishing & Waterfowl Hunting Development Potential

134 +/- Acres | Bates County, MO



ADDRESS

Southeast County Road 10255
Rockville, MO 64780

LOCATION

From Prairie City, Missouri, Go South on SE 10255 Rd & the property will be South & West of 10255 Rd.

PROPERTY SUMMARY

Located in the epicenter of the Mississippi Waterfowl Flyway, in West-Central Missouri, sits this breathtaking 134-acre farm, that hasn't changed hands in almost 40 years! Here is your once-in-a-lifetime opportunity to own your very own income-producing piece of rural paradise, on the Bates County Drainage Ditch / Osage River. Properties with these kinds of water features don't change hands often and are extremely rare to find. There are proven duck clubs surrounding this farm, and a rich history of waterfowling in the Rockville, Missouri corridor. This property sits in the "Golden Triangle" smack dab between Four Rivers Conservation Area & Schell-Osage Conservation Area, with Settle's Ford Conservation Area to the north. The farm has trophy deer, turkey, & the river fishing is superb, as well! Power & Utilities are located at the road, so a new owner could build their dream home, weekend hunting cabin, or duck hunting club, overlooking the entire property and

nationalland.com/listing/income-producing-river-bottom-land-with-great-hunting-fishing-waterfowl-hunting-development-potential



National Land Realty
407 Webster Street
Pittsburg, KS 66762
NationalLand.com



Taylor Warwick
Office: 913-675-9904
Cell: 913-205-7718
Fax: 855-657-2255

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.