

“Salt River Valley Hunt Club” - Waterfowl Hunting Property with Home & Views for Sale

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

8750 Pike 118
Louisiana, MO 63353

PRICE: \$2,730,898

ACRES: 241.9±

COUNTY: Pike

PROPERTY HIGHLIGHTS:

- 241.9± Acres
- 221.1 Acres Enrolled in WRP
- Two 4" Wells, Two Steel Pit Blinds, Levee's and Water Control Structures
- Only 1 mile from Ted Shanks and 2.5 miles from the Confluence of the Salt and Mississippi River
- 5,000± sq ft home with a new roof perched on top of a bluff with views of the Salt River and the Mississippi River.
- 4 Bedrooms, 4 Full Bathrooms, 1 Half Bathrooms
- Finished Walkout Basement with a Bar
- Large Metal Shed with Electricity
- 1.5 Hours from St. Louis and 15 minutes from Bowling Green



PRESENTED BY:

JASON CLEVELAND

Broker/Partner

M: (636) 751-4579

P: (855) 573-5263 x701

E: jcleland@trophyapa.com

ANTHONY POZZI

Realtor/Marketing Coord.

M: (636) 295-5302

P: (855) 573-5263 x733

E: apozzi@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100
Chesterfield, MO 63005



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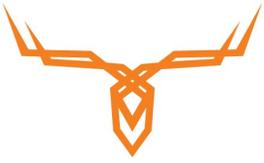
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PROPERTY DESCRIPTION:

Welcome to Salt River Valley Hunt Club. This exceptional 241.9± acre property in Pike County, MO offers premier waterfowl hunting in an excellent flyway with a 5,000± sq. ft home and a spectacular view. The land consists of 221.1 acres of Wetlands Reserve Program (WRP) with two 4-inch wells and strategically placed steel pit blinds, giving you a turnkey waterfowl hunting opportunity. Whether you're an avid hunter or someone who appreciates wildlife habitat and nature, this land offers many opportunities to connect with the outdoors. Situated just north of Louisiana, MO, and south of the Ted Shanks Conservation Area, this property provides excellent hunting within 1.5 hr of St. Louis.



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



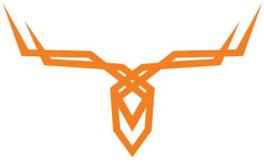
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