

PIERCE FARM

751.86± ACRES
STODDARD COUNTY, MO

PRIME MISSOURI DUCK HUNTING

\$2,200,000



Directions: From the intersection of Highway 60 and Highway 51 in Fisk, MO travel Highway 51 North for 1.3 miles. The easement to the property will be on your left. GOOGLE MAPS LINK



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call me today!

MICHAEL OSWALT, REALTOR®
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601.898.2772 office | 662.719.3967 cell

Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.

Welcome to Pierce Farm in Stoddard County, Missouri. This 751.88+/- acre farm has been developed to suit the avid outdoorsman, pushing the duck and deer hunting habitat back to a natural state. Most all of the farm was enrolled in the Wetland Reserve Program in 2014, except for 5+/- acres which would be a great area for a camp or equipment shed. This act in and of itself allowed the property to be transformed back to its natural habitat. The easement included the construction of 5 duck ponds, food plot areas, and protection of the mature hardwoods along the St. Francis River. The duck holes have guaranteed water from three 2-inch, generator ran wells installed in 2018. Other duck hunting opportunities include a few wood holes and “dead tree slough” which is a favorite of all. Pierce Farm is located between Mingo National Wildlife Refuge (7.25 miles to the North containing 21,592 acres) and Otter Slough Conservation Area (5.25 miles to the Southeast containing 4,859 acres). These two areas are known for wintering thousands of ducks each year which puts Pierce Farm in a great area for feeding. The access road along the west side of Mingo Ditch runs the length of the entire property making your holes easily accessible without disturbing the remainder of the tract, and a great interior road system is in place. Don't rule out deer and turkey hunting - the habitat is there with the combination of young WRP trees and the scattered mature hardwoods. The 5+ miles of frontage along the St. Francis River and 2.5 miles of frontage on Mingo Ditch provides summertime water fun (kayaking, boating, and fishing) and a great natural wildlife travel corridor during the winter months. Pierce Farm offers almost every aspect you could want in a recreational tract in Missouri. The deeded easement provides easy access to the southern portion of the farm (winds in your face on a north wind), and the central location is perfect if you want to escape the big city for a weekend getaway. This property is conveniently located just north of Fisk, MO; 162 mile south of St. Louis, MO; 231 miles west of Nashville, TN; 155 miles north of Memphis, TN; and 212 northeast of Little Rock, AR. If Pierce Farm sounds like something you have been looking for, give Michael Oswalt a call for your private tour today!



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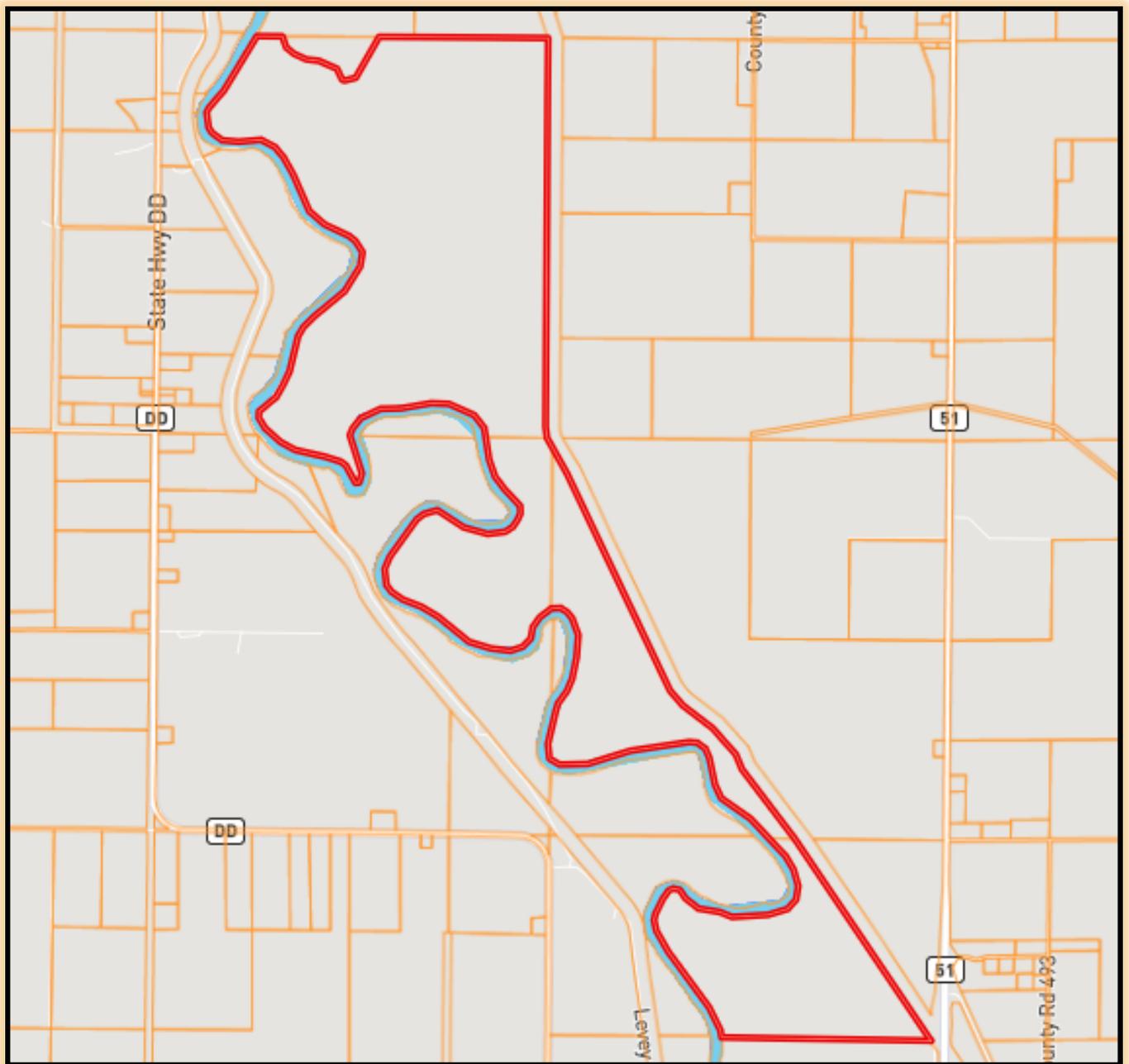
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OWNERSHIP MAP



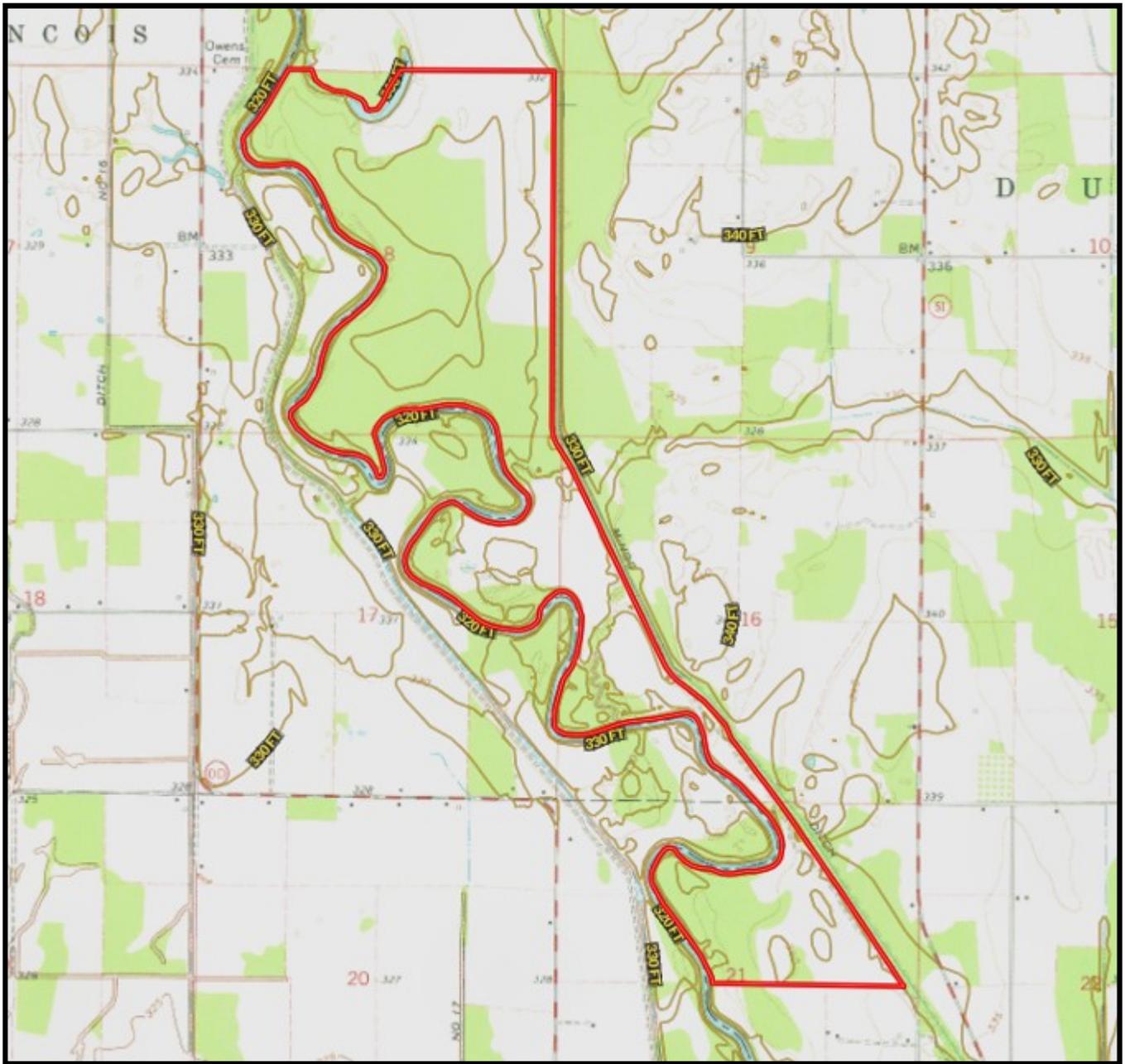
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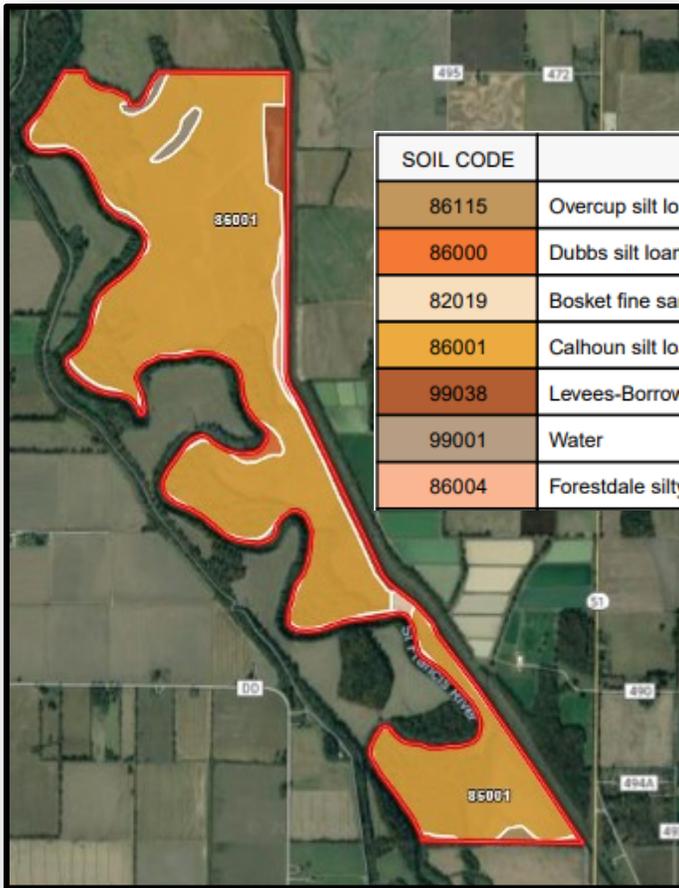
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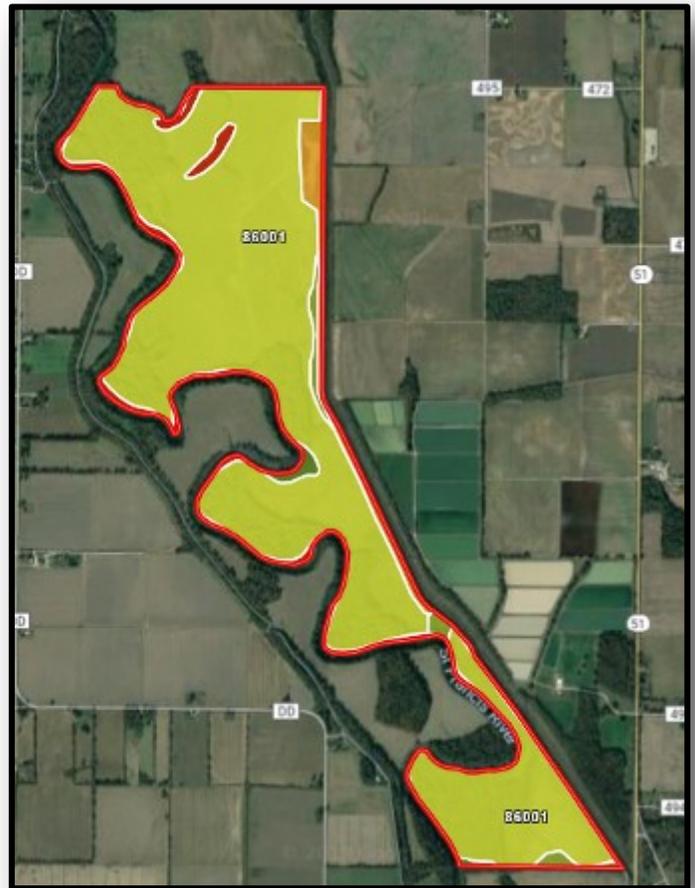
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
86115	Overcup silt loam, 0 to 1 percent slopes, occasionally flooded	4.2	0.59	3w
86000	Dubbs silt loam, 0 to 3 percent slopes, occasionally flooded	6.3	0.89	2w
82019	Bosket fine sandy loam, 1 to 5 percent slopes, eroded	3.0	0.43	3e
86001	Calhoun silt loam, 0 to 1 percent slopes, occasionally flooded	627.3	88.36	4w
99038	Levees-Borrow pits complex, 0 to 25 percent slopes	32.1	4.52	6e
99001	Water	30.2	4.26	8
86004	Forestdale silty clay loam, 0 to 1 percent slopes, occasionally flooded	6.9	0.97	3w



SOIL MAP

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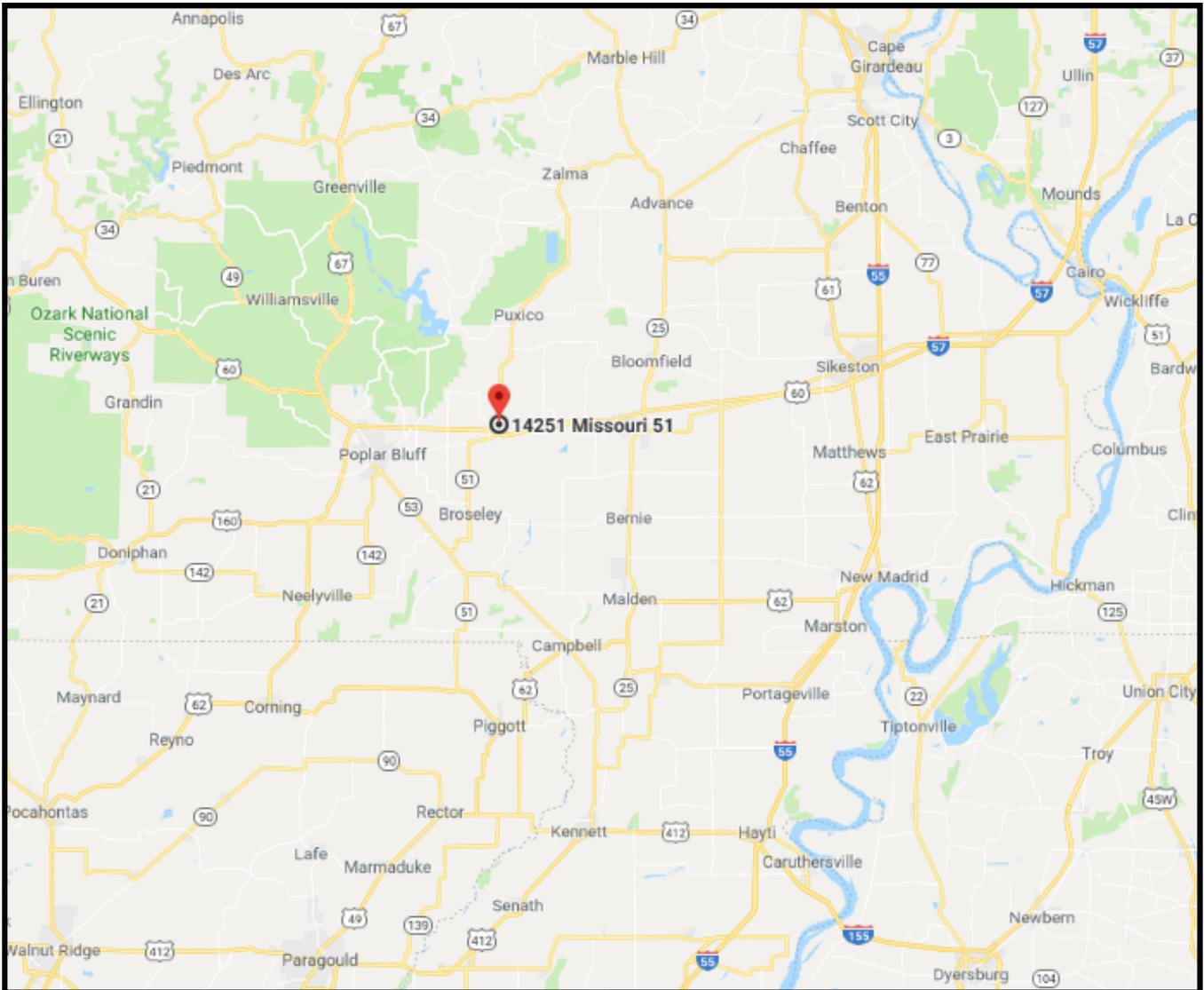
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DIRECTIONAL MAP



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