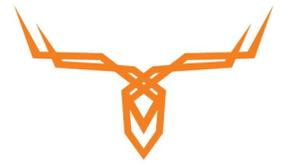


Historic “Lucy Timber” Duck Club for Sale in Chariton County Missouri



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

Trophy Properties and Auction • 855.573.5263 • leads@trophypa.com



PROPERTY ADDRESS:

2364 Hog Ridge Ave.
Triplett, MO 65286

PRICE: \$967,750

ACRES: 245

COUNTY: Chariton

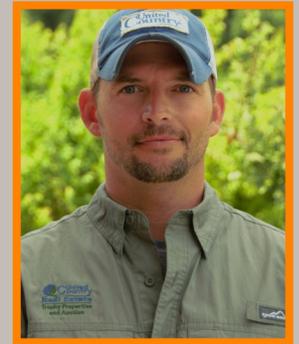
PROPERTY DESCRIPTION:

Lucy Timber Inc. is one of the oldest duck clubs in the Swan Lake area. The club's tradition of waterfowl conservation, hunting, and history dates back more than 100 years, to 1913. The 245-acre wetland is surrounded by many other well-known clubs and high-quality waterfowl habitat. It lies one mile west of Swan Lake National Wildlife Refuge and across the road from Yellow Creek Conservation Area. The entire area is well-developed which holds and feeds a tremendous amount of birds and creates exceptional traffic over Lucy Timber's hunting pools.

The Lucy Timber Cabin is located just 4.5 miles south of the property on Hog Ridge Avenue, on the north end of the quiet community of Dean Lake. The rustic cabin is completely furnished and includes the original log books with journal entries dating back more than 100 years. The cabin has 5 bedrooms and 2 bathrooms, full kitchen, living room and dining area. The cabin will sleep 10+ men comfortably and additional beds could be added to accommodate even more hunters. Just behind the cabin is a shed that houses all the decoys, the boat, pump truck, fuel tank and other equipment during the off-season.

PROPERTY HIGHLIGHTS:

- 245 +/- wetland acres located in Triplett, MO
- Historic duck club in the Swan Lake Area
- Turn-key duck club with 4 pools with water control structures for flooding & draining
- Pit blinds & stand up blinds
- Rustic cabin with 5 bed/2 bath, kitchen, living & dining area will sleep 10+
- Storage house for decoys, boats, fuel tanks & equipment
- Exceptional waterfowl hunting!



PRESENTED BY:

JODY GRAFF

Land/Habitat Specialist

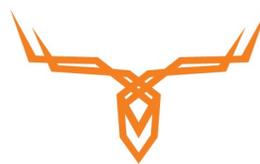
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P: 855.573.5263 x703

jgraft@trophypa.com

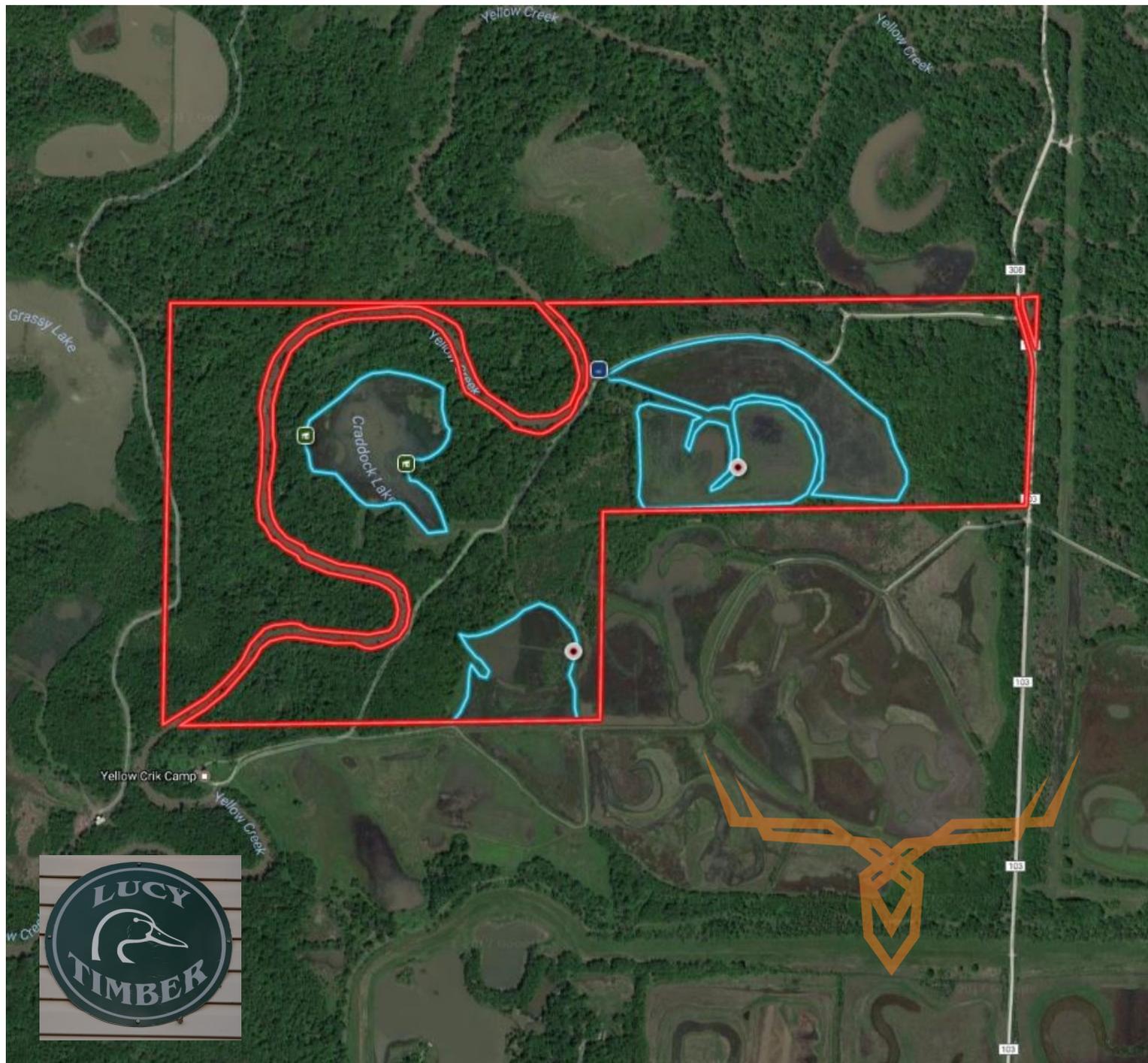
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TROPHY
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TAXES: \$399.56

TAX YEAR: 2016

TILLABLE: 0 Acres

TIMBERED: 170 Acres

PASTURED: 0 Acres

WRP: 190 Acres

