



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

Chariton County 110 +/- Acre Niska Duck Club for Sale



www.TrophyPA.com • 855.573.5263 • leads@trophyha.com



PROPERTY ADDRESS:

00 Val Verde
Dalton, MO 65246

PRICE: \$415,250

ACRES: 110

COUNTY: Chariton

PROPERTY DESCRIPTION:

The Dalton Bottoms are without a doubt one of the most notable waterfowl areas in the Midwest. Thousands of acres of highly fertile farm ground and extensively managed moist soil habitat is bordered by the Missouri and Chariton Rivers. The crown jewel of the area is The Dalton Cutoff Lake which is neighbored by one of the most historic duck farms in the Golden Triangle, the Niska Duck Club.

This WRP tract is comprised of the 30-acre main pool with a comfortable, classic 24' concrete pit blind with electric heat, rustic luxury finish, cooking area and bilge pump. In addition, a smaller willow blind was built to take advantage of a variety of early season hunting situations. Also, on the property is a deep water well, pump house, and a 3-phase motor with variable frequency drive to control volume. The well is piped out to the front of the pit blind, where a manifold with six legs keeps a nice hole open, even in the coldest of conditions.

A true all-around property, there was one acre left out of the WRP easement for a potential building site. Niska offers stellar hunting opportunities from September through March. While known for extraordinary duck hunting, this farm offers world-class dove opportunity including a sunflower field that is 35 years in existence. The action in September during teal season is just as fast-paced, and blue wingers inhabit the farm in large numbers and provides a perfect precursor to November mallards. Canada and snow goose traffic along the river provide some incredible opportunities to extend your season.

Niska is a turn-key farm in every sense of the word. The foundation of Niska was developed by three generations of the Chambers family and offers prospective buyers the chance to build upon the legacy of this incredible property.

PROPERTY HIGHLIGHTS:

- 110 +/- acres located in the Dalton Bottoms
- WRP Tract with 30 acre main pool
- 24' concrete hunting pit blind with electric heat and rustic finish & smaller willow blind
- Deep water well, pump house & 3 phase motor with volume control
- Excellent dove, teal, duck & goose hunting as well as upland birds & deer



PRESENTED BY:

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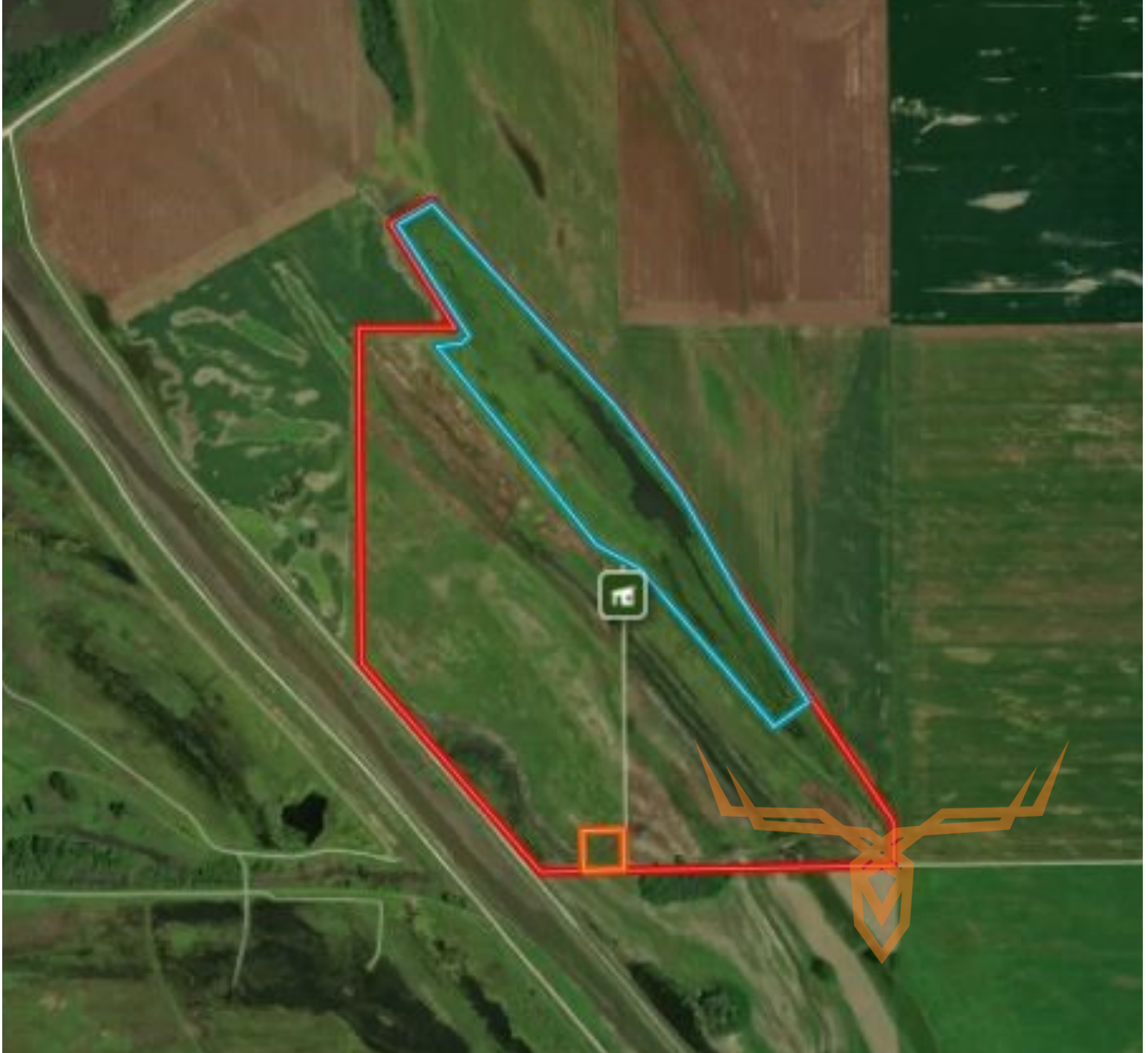


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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$213

TAX YEAR: 2017

