

# LAND

# FOR SALE

Lincoln County, MO

**140**  
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



**TRAVIS OWEN**  
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**HIGH POINT**  
**LAND COMPANY**  
HIGHPOINTLANDCOMPANY.COM



Real Estate License:  
2022046508

109 E Main St  
Perry, MO 63462

**100,000**  
**ACRES SOLD**

# Summary of Property

## 140+/- Acres • Lincoln County, MO

**Listing Price: \$1,300,000**

### DESCRIPTION

Welcome to WWP Farms nestled in the picturesque Winfield Bottoms, a haven for outdoor enthusiasts and nature lovers alike. This expansive property boasts an array of unique features and amenities, making it a truly exceptional investment opportunity.

Spanning across 140 acres of prime land, WWP Farms offers abundant opportunities for agricultural pursuits with its fertile soil boasting an impressive 47.71 Average NCCPI Soil rating. With ample tillable acreage available, agricultural endeavors thrive in this rich and productive environment.

Adding to its allure, the property is graced by the meandering oxbows of old Bob's Creek, enhancing both the scenic beauty and ecological diversity of the landscape. These natural water features not only contribute to the property's charm but also provide habitats for a variety of wildlife, including migratory waterfowl.

For avid hunters, WWP Farms presents a paradise with its meticulously crafted hunting amenities. Two concrete pit blinds, one equipped with electric, offer unparalleled comfort and concealment for hunters seeking the perfect vantage point. Additionally, a strategically positioned box blind provides another option for hunting enthusiasts to enjoy the thrill of the chase.

Waterfowl enthusiasts will revel in the presence of three pools strategically placed throughout the property, each equipped with the ability to pump water as needed. This thoughtful design ensures optimal waterfowl habitat management, attracting thousands of migrating waterfowl every year. Beyond its agricultural offerings, WWP Farms features recreational amenities designed to enhance the overall experience. Clear lake is a shallow hard bottom lake perfect for waterfowl hunting, frog gigging, and crawfish trapping. The 34 acres of WRP adds to the overall experience as a natural untouched refuge for wildlife.

Access to the property is convenient via Pillsbury Road and Big Box Road, ensuring ease of travel for residents and visitors alike. A gated entrance provides security and privacy, further enhancing the exclusivity of this remarkable estate.

The infrastructure of WWP Farms is equally impressive, with a 25x50 pole barn equipped with electric, offering ample storage space for equipment and supplies. A reliable 6" well and pump system ensure access to water resources, while Mississippi River frontage spanning 2 acres adds to the property's prestige and value.

In summary, WWP Farms presents a rare opportunity to own a coveted piece of land in the Winfield Bottoms, offering a harmonious blend of agricultural productivity, unparalleled hunting opportunities, and scenic beauty. Whether you're an avid hunter, nature enthusiast, or aspiring farmer, this exceptional property is sure to exceed your expectations.

### Property Address:

TBD Big Box Rd, Winfield, MO 63005

### Property Features:

- 3 Floodable Pools
- 25x50 Pole Barn
- Oxbows of Old Bobs Creek
- Mississippi River Access
- 

### Driving Directions:

Head southeast toward MO-79 S 190 ft, Turn left onto MO-79 N 0.6 mi, Turn right onto State Hwy N 1.2 mi, Turn right onto Big Box Rd 1.1 mi, Turn right 0.6 mi, Continue straight 0.4 mi

100,000  
ACRES SOLD

# Property Photos



**100,000**  
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100,000  
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# Property Photos



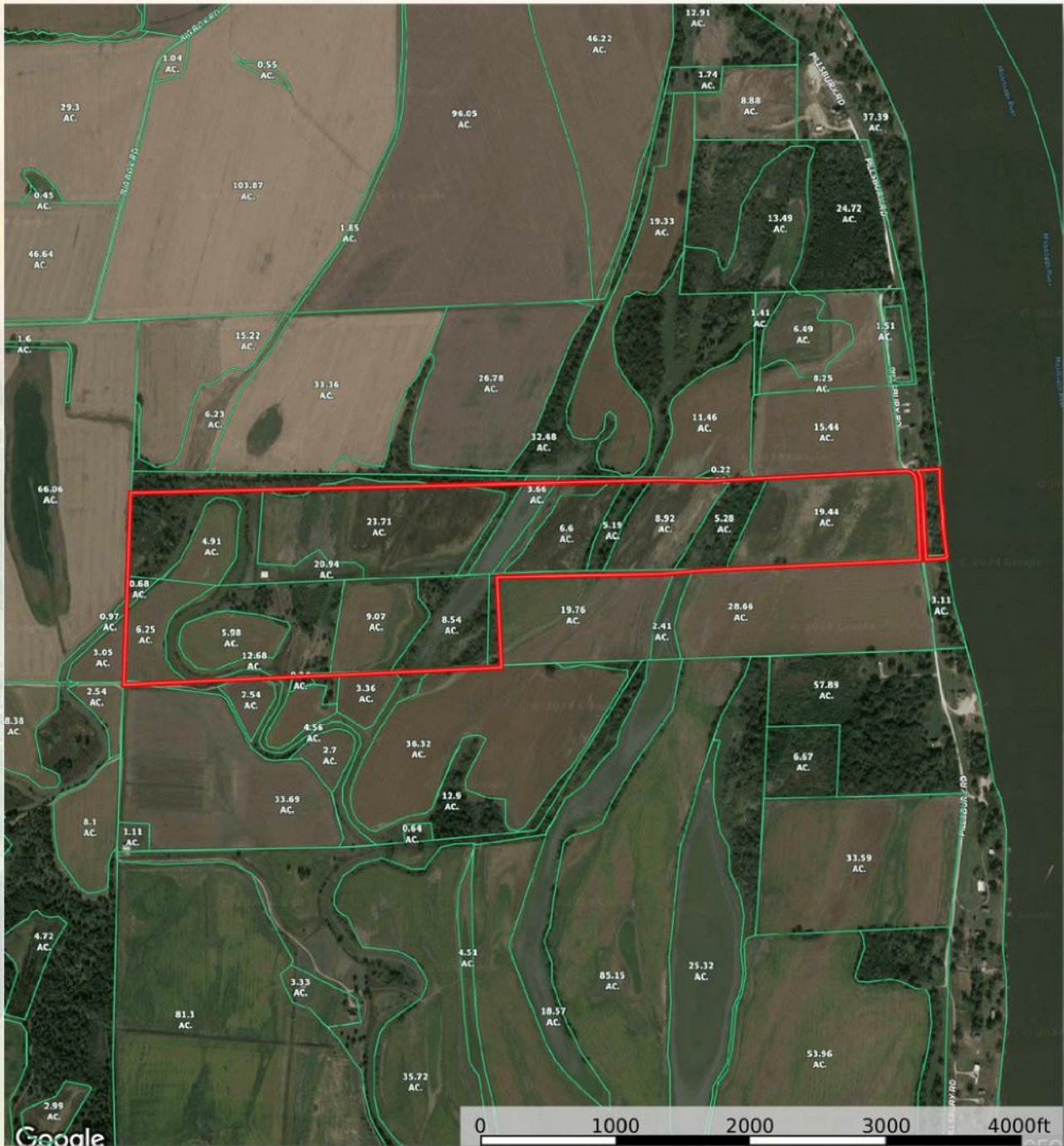
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# Property Photos



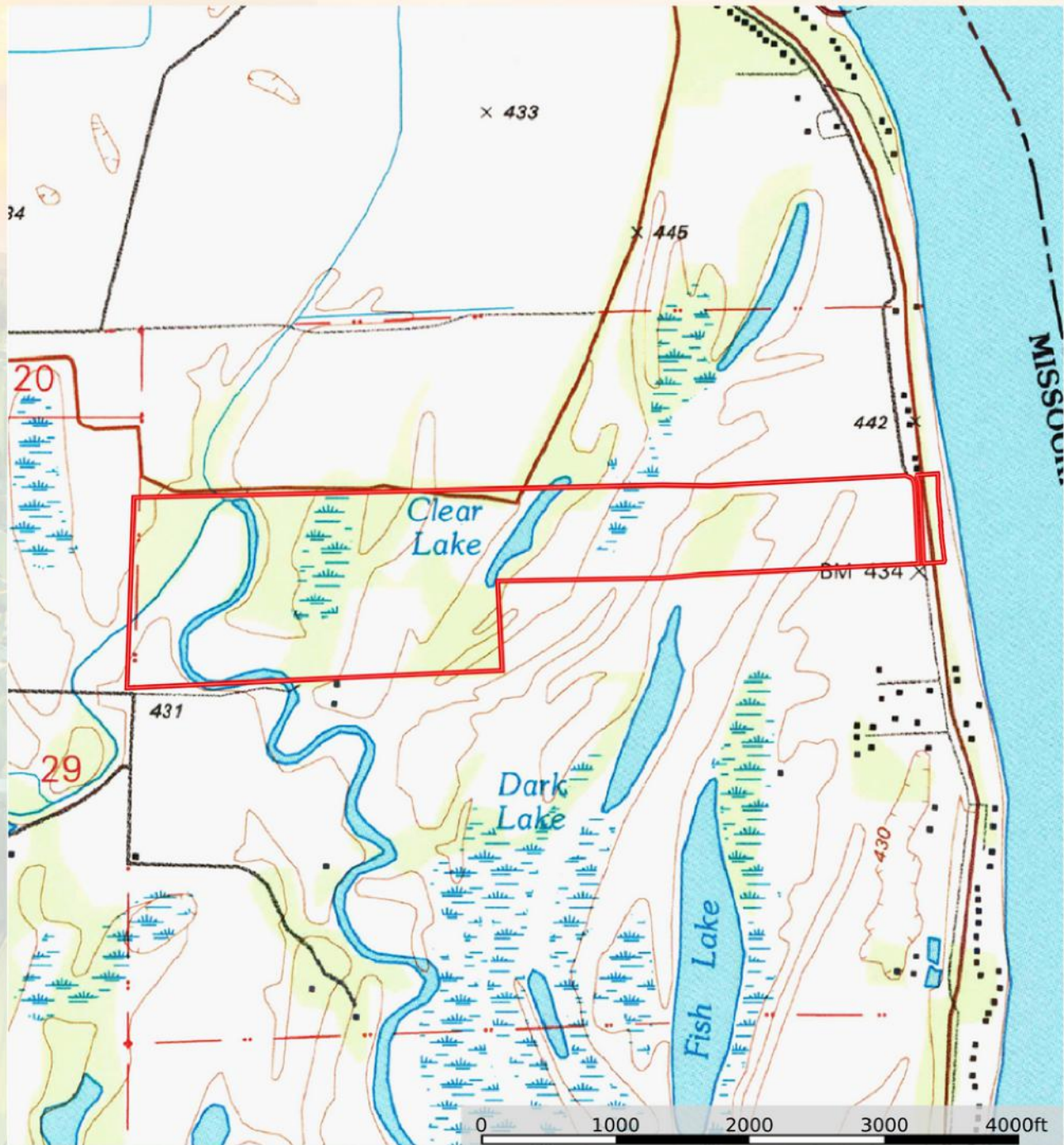
100,000  
ACRES SOLD

# Aerial Map



100,000  
ACRES SOLD

# Topo Map





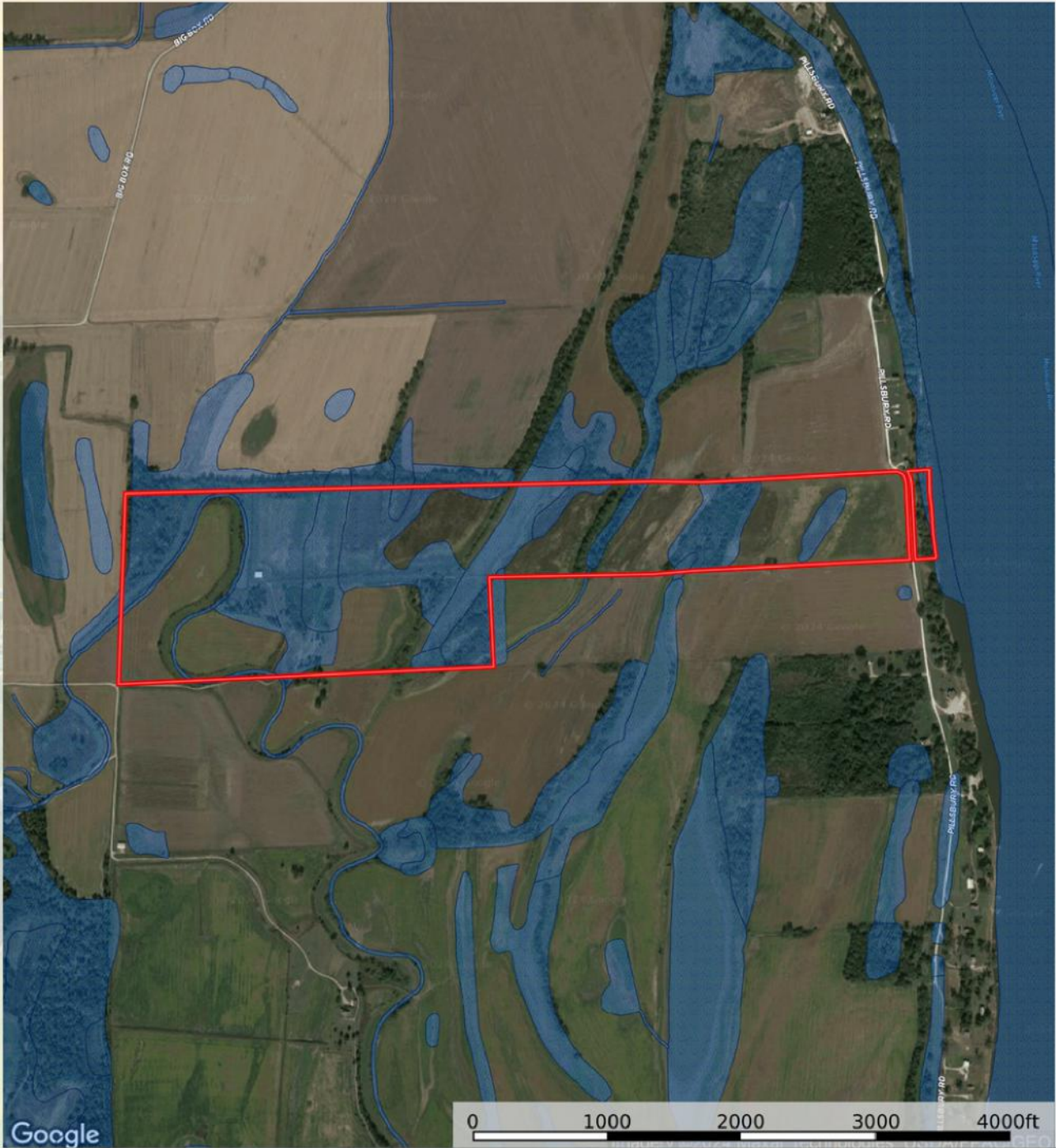
100,000  
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# Topo Map



100,000  
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# Wetlands Map



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