

# WATERFOWL HABITAT 47± ACRES HOLT COUNTY, MO LAND FOR SALE

**BigIron**  
REALTY

[ EXPERTS IN SELLING LAND ]

CALL FOR  
DETAILS



**Seller: Binder Family GST Trust**

Contact the Listing Agent  
**Kurt Miller 816.244.8245**

Explore the Property from Above

**DRONE TOUR**



## Information

Have you always dreamed of owning a Waterfowl Property? Here is your chance! This estimated 47-acre property sits in the flight path directly west of Loess Bluffs National Wildlife Refuge. Or better known locally as Squaw Creek Refuge. The property is part of a much larger row crop property that is getting sold off to accommodate the high demand for local waterfowl hunting in the area. This tract currently has a 6-tower electric Zimmatic pivot. The property is tiled and drained for full-row crop production. The tile can be capped off to hold water for waterfowl hunting. The seller will install a tube and driveway off Holt 220 and give an easement for access. The seller will also give a well water easement for flooding for waterfowl purposes or to operate the pivot on the property. The seller will provide a survey for an accurate amount.

## Legal

Portion of this Legal Description: 16 61 39 N1/2 NW1/4, Exc W 1490' & Exc 295' X 255' In NW1/4 NE1/4 & N 458' & SW1/4 & S NW1/4

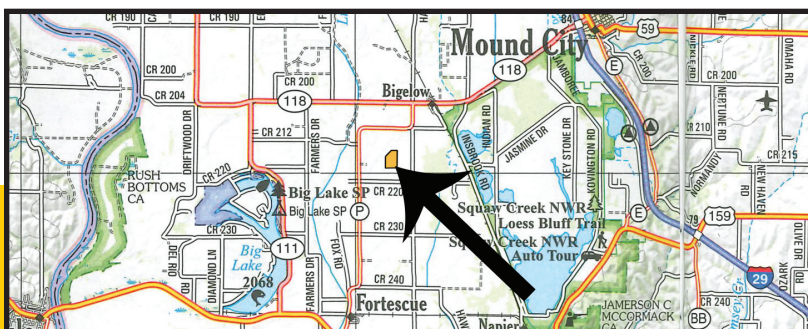
**2025 Taxes:** TBD

## Location

From Mound City, Missouri, go west on Hwy 118 for 4 miles to Hwy P just west of Bigelow, Missouri. Take Hwy P south approximately 3 miles to Holt 220. Take Holt 220 east approximately 1/2 mile to the driveway. **Please Notice:** Don't drive on the property while crops are in the field. The seller is working on getting a tube installed off Holt 220 for access to the property.

## FSA Data

For more information, visit [www.bigiron.com](http://www.bigiron.com)



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Property Lines are Approximate

