

### **Amenities of the 375 acres**

- 1) Minimum of \$250,000 in Harvestable timber. Last harvest was in 1988.
- 2) 375 acres enclosed 98% with all steel post and welded braces, 8' high tensile fence set 15' inside of property line. Includes 110 acre totally enclosed licensed whitetail preserve with breeding pens. Currently there are approx. 12 bucks and 7-8 doe all of 200"+ genetics.
- 3) Class A trout stream (Fly Creek) with one culvert crossing and one low water concrete crossing.
- 4) Multiple artesian springs that flow year around
- 5) 4 ponds with earthen structures and overflows, one small pond dug in without structure
- 6) Two wells one 4" casing & one 6" casing
- 7) Electric power on site
- 8) Septic tank with drain field
- 9) 20'x40' pole building
- 10) 4 redneck elevated blinds, one on running gear.
- 11) 3 portable 6'x8' insulated box blinds on running gear
- 12) 4 box blinds, one ground three elevated
- 13) Multiple steel ladder stands
- 14) Approx. \$17,400 in annual cropland rent (116 acres +/- at 150 per acre) corn & soybean rotation no till.
- 15) Great access through out property by network of maintained roads.
- 16) Access on North side from Country Rd S, access on west side from Shelly Ridge Rd
- 17) Several established food plot locations
- 18) Option to lease 6000 sq foot lodge with 5 bedrooms 10 beds and completely furnished.