

SPECIALIZING IN SELLING HUNTING PROPERTIES & FARMLAND

JUNE 2014

#1 Land Company as ranked by **The LandReport**
THE MAGAZINE OF THE AMERICAN LANDOWNER

SCOTLAND COUNTY, MO \$1,450,000

82± acre estate located just 3 miles north of Memphis, MO on a blacktop road, this custom home is one of the most immaculate and well-designed residences you may ever see.

Five years in the making, this custom 2-bedroom, 3.5-bath home could be converted to have a third bedroom, and boasts a rec room with full bar, a storm shelter, loft, reading room, 3 decks, and an oversized garage built with custom trusses to support extra living space above if desired. If you are looking to enjoy all that Northeast Missouri has to offer while living in a luxurious custom home, no other property on the market compares.

Key Features

- Custom 3-level home with extra-large 3-car garage
- 24± acres in CRP at \$105/acre until 2022, 5± acres tillable with annual cash rent currently paying \$225/acre, 53±-acre home site & timber which was logged in 2012 with nothing under 18" harvested
- Hard wired for state-of-the art electronics included with sale: 2-RG6 & 2 cat V wires to kitchen, living room, & both bedrooms, & 3 security cameras with recording capabilities covering both the interior and exterior of the property
- Super-efficient ground-source heat pump, 3-zone HVAC, auxiliary propane 5-brick heater, R-50 insulated ceiling and R-42 walls, 85 gallon Marathon water heater with circulator, tinted windows, third-level skylights, heated floors in baths. 400-amp service to home & 200 amp service to shop
- 1" hand hewn hickory floors, ceramic tile, hickory cabinets, granite counters, stainless appliances, light fixtures from Northwoods Vine Collection, oil-rubbed Delta faucets, door handles & cabinet pulls, custom wrought iron wildlife inserts, dyed-stamped concrete driveway apron, urinal in bath off bar
- 40x72 shop with 16' eaves & overhangs, rural water, work bench, screened guttering, two 14x14 doors, one 12' overhead door, partial cement floor, 220 electric, 2 drains & 2 outside concrete aprons
- The Scotland County Airport is only 6.5 miles away, & the Scotland County Medical Center is 3.2 miles away.



**Qualified buyers can contact Phil Brown at
(314)753-7444 or
philbrown@trophypa.com**

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(855) 573-LAND (5263)

TrophyPropertiesAndAuction.com

Harrison County, IA



This 51±-acre Loess Hills farm near Logan and Woodbine has been in the same family since 1854 and offers unlimited recreational opportunities including deer and turkey hunting. This is a history buff's dream property with a rich homesteading past and numerous details that are unique and rare. Completely organic with unlimited opportunities ranging from building your dream retreat/home/cabin to raising horses or your own mini-farm operation with soils perfect for aronia, grapes or vineyards. Heavy tracts of untouched timber/pasture and ravines haven't been hunted for over 100 years! The mature, native timber is unique and a part of only 2% of similar forests in the state of Iowa. Unique botanical species and wildlife abound. Enjoy your own private, secluded space to escape the rat race and raise a family. Call Matt Holmes at (712)266-3129. **\$185,000**

Mercer County, MO



81± acres of recreational timber and tillable on State Highway D in Mill Grove, MO include 55± acres of tillable rented at \$150/acre for 2013 and \$175/acre for 2014. Great deer and turkey hunting can be found on this land. Blacktop road frontage and utilities available. Call Donnie McClellan at (816)752-8880. **\$214,650**

Monona County, IA



38± acres of recently enrolled WRP ground with good waterfowl and pheasant potential. DNR pays for the habitat improvements. This property is conveniently located and nicely sized for recreation such as riding ATVs, shooting guns, camping, etc. Call Matt Holmes at (712)266-3129. **\$75,000**

Monona County, IA



This 64±-acre duck and pheasant haven sits in the low-level basin close to the Loess Hills just 9 miles east of Whiting. Offering excellent waterfowl and pheasant hunting, the current owners have had ample success with 40± acres permanently enrolled in WRP. The habitat is phenomenal cattails, brush and sumac thickets along with a 14±-acre pond offering the perfect combination of cover, food and water for abundant wildlife. Being offered at an affordable price, this would make an awesome waterfowl, pheasant and late season deer property! Call Matt Holmes at (712)266-3129. **\$199,000**

Plymouth County, IA



This country home on 37± acres offers tons of privacy and an updated home with new wiring, roof, septic, carpet throughout, flooring, baths, hydrogen water system, some windows and much more! This would be an ideal location to raise a family with easy access to the coveted Hinton Community School District just 3 miles away. 32± acres are currently farmed offering income around \$10,000 annually. Surrounded by wildlife, just minutes from both Sioux City and Hinton, this land also has an additional building site with electric, gas and new septic as well, and several outbuildings for all your toys. Call Matt Holmes at (712)266-3129. **\$449,000**

Ringgold County, IA



NEW LISTING!



Heavily treed camper lot at Sun Valley Lake Iowa. Level lot with 2006 Copper Canyon pull type camper. Camper is 31feet long with 2 slide-outs as-new condition. The camper has extra insulation from the factory. There is a queen master suite and a bunk room. Full bath. A large deck area runs the full length of the camper on the north side. Mature trees provide shade during most of the day. There are all utilities including electric, water, sewer, phone, and cable T.V. There is a garden shed for storing yard equipment. Sun Valley Lake is a private lake development one hour from the Des Moines metro area. The development has a 500 acre lake with very good fishing, boating and watersports. The association has a clubhouse/office which has a full bar/restaurant. Call Jim Reber at (515)238-9925. **\$36,900**

Saline County, MO



NEW LISTING!



Take advantage of this rare opportunity to own land bordering Grand Pass Conservation area. This is the only tract in the area set up for duck hunting, containing 85± acres of wetland with a 30 to 40-acre water cell, and an electric water pump that pumps 6000 gpm. This tract is located next to Teteseau Lake and the waterfowl refuge on the southeast side of the area. Location of this property makes for great hunting as there is less pressure on the ducks on the refuge. This tract is currently on a year-to-year lease with a duck club. As the new owner, you can continue to lease the land for income, or set up your own guide service. The options are limitless. Call Scott Koller at (816)365-9192. **\$680,000**

Wayne County, IA



NEW LISTING!



Premier 120± acre hunting property diverse with mature timber, brushy draws and secluded food plot locations. Open ground is currently leased for pasture but could be tilled. The property has had very little hunting pressure for the last several years. The seller stated he has only harvested on this farm for the venison since he has owned it. Panoramic views in every direction. There is a newer pole barn with water and electric. 2 ponds. Older farm house that is being sold "as is" and will be the responsibility of the buyer to demolish. A lot of farm in a small package! Call Jim Reber at (515)238-9925. **\$384,000**

Wayne County, IA



Excellent 90±-acre combo farm loaded with deer and turkey currently has 50.9± acres of CRP land planted to native grasses and food plots, in addition to the timber that adds food and cover making for an absolute wildlife paradise. Farm income should approximately triple if new owners were to plant row crops on the tillable when the CRP expires. Enjoy incredible whitetail hunting, with huge rubs throughout and pounded deer trails. Call Owen Reigler at (515)468-8233. **\$304,740**

Webster County, IA



NEW LISTING!



With guaranteed annual CRP income of \$3,557 until 2018 and \$1,067 until 2022, this 35±-acre tract is a gem with a ton of future income potential. With a creek and small dam, heavy tracts of timber nearby, 3 existing food plots and an apple orchard, this one will be attracting deer, turkey, and pheasant all year long. Call Matt Holmes at (712)266-3129. **\$245,000**

Trophy Properties and Auction would like to welcome and introduce our newest team members



MATT HOLMES IA LAND SPECIALIST (712) 266-3129 | mholmes@trophypa.com

Matt Holmes was born and raised in Sioux City, IA and owns and lives on recreational acreage in Western Iowa. Married to his college sweetheart Jill, he is also the father of 3 children (Caleb, Maddie Grace and Carlee). Matt obtained his Bachelor's Degree from Briar Cliff University where he was a standout college basketball player and was recently inducted into the Athletic Hall of Fame.

Matt's athletic background prepared him for success in business, and he has over 10 years of elite sales and marketing experience holding positions including VP of Sales, District Sales Manager, and Assistant Regional Manager for multiple companies.

Being a landowner has fueled his passion for the outdoors, including land management, bow hunting and rural real estate. Matt's real estate focus is hunting, farmland and acreage, and he has guided many successful trophy deer and turkey hunts in Iowa.

Matt believes the country lifestyle is the best way to live life and he can help you sell, auction or buy acreage, raw land and rural homes. When he's not spending time with his family and friends at sporting events, hunting, camping and church activities, he's helping sellers and buyers of rural real estate.

Let him put his knowledge and love of the land to action by helping you buy, sell or auction a property of your own. When you think land, acreages or rural real estate, think Matt Holmes!



JUSTIN TALLEY KS LAND SPECIALIST (785) 207-2478 | jtalley@trophypa.com

Justin Talley is a graduate of Kansas State University with a B.S in Agriculture/ Conservation. His father instilled in him a deep sense of appreciation for family, wildlife and nature. That passion grew from upland birds to whitetails and everything in between.

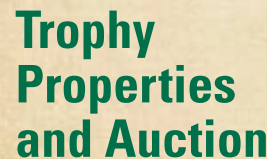
Following his graduation, Justin worked as a wildlife biologist at the state and municipality level. These two experiences allowed him to accumulate extensive expertise regarding wildlife, land management and the process of growing and holding mature whitetails.

Justin spends hundreds of hours in the field behind the camera, planting food plots, scouting, and of course, hunting. He enjoys turning average properties into prime hunting tracts through habitat improvement and strategic plantings.

Justin is no stranger to big whitetails, as his experiences include consulting and filming for companies such as Tecomate and Buck Commander.

Justin's knowledge of recreational land and rural properties along with his experiences in the outdoor industry differentiate him from your average real estate agent. Call Justin today and let him find the perfect piece of property for you.

To view a complete list of our current properties, visit us at trophypropertiesandauction.com



NO ONE KNOWS THE COUNTRY LIKE WE DO®
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