

# THE HUNTING PROPERTY AND FARMLAND EXPERTS



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



## 110± ACRE ESTATE IN PIKE COUNTY, MO

This 110±-acre estate, is just 3.5 miles east of Frankford, MO and Hwy 61, and is only an hour and a half from St. Louis.

The care and attention to detail in this custom log home is second to none. From 10-inch thick basement walls to solid brass faucets, no corners have been cut in its construction. Enjoy beautiful views of the surrounding area from just above one of the two stocked fishing ponds. Every log is 10 inches thick and cut from the heart of the tree, creating a very energy efficient home. There are also two 40x60 metal buildings; a Morton building for hay storage, and a metal frame building with concrete floor and is insulated. There is a perimeter fence, some cross fencing, stock ponds and hay storage perfect for cattle or horses. With food, water, and cover (50± acres of timber), this farm is also set up for the sportsman with a proven 14 year history of great hunting and fishing. **\$895,000**

Qualified buyers should contact Jason Cleveland at (636)751-4579 or [jcleveland@trophy.com](mailto:jcleveland@trophy.com) for a private showing.



Macoupin County, IL



One of the most scenic areas in Central Illinois, these 30± acres nestled along Macoupin Creek contain trophy deer, and a home site with a great view that's perfect for an equine property or hobby farm across the road from Beaver Dam State Park. This property is surrounded by and just across the creek from rich farmland creating a haven for trophy whitetails and turkey. The ½± mile of creek frontage is a heavy used corridor for deer, including those that move in and out of the park. A mix of hardwoods, rolling hills and 7± acres of open fields provide a hilltop home site with nice views and two potential lake sites. Rural and well water, electric and propane are already on site. There is a 45x75 pole barn with an insulated and propane-heated 10x37 bunkroom. Call Bill Ziercher at (314)412-3966. **\$224,000**



St. Charles County, MO



St. Charles County, MO – 79.2± acres in Augusta, MO with road frontage on Hwy T. The land consists of 9.2± acres tillable with the balance in timber. The property includes a 35x20 metal building and has most recently been used as a hobby farm and recreational tract; would also make an excellent building site. Call Phil Brown at (314)753-7444. **\$590,115**



Crawford County, MO



**UNDER CONTRACT**

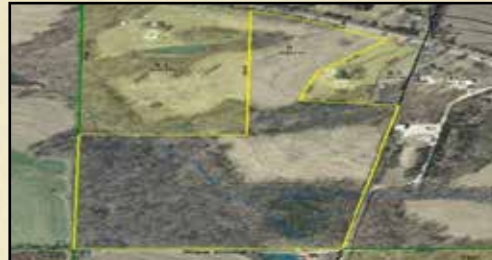
This 177±-acre farm is just over an hour from St Louis, and boasts the ideal mix of timber and fields. It has everything you would need for a permanent residence or a weekend hunting and fishing getaway. The spacious 3,145-sq-ft house has 3 bedrooms and 3 baths, plus an additional 784 sq ft finished in the basement. Enjoy the luxury of your own 3±-acre stocked pond with a gazebo and walkout dock. There are also two horse barns with stables, and a 20x24 equipment shed with storage galore. Not to mention this farm is tailored for hunting with multiple food plot areas and stand sites. Call Ken Dayley at (314)409-4568. **\$749,000**

Franklin County, MO



This beautiful 20±-acre tract is located just outside Robertsville, and is a perfect spot to build a home with recreational opportunities. This private and secluded parcel is all timber, and located at the end of a gravel road. There is a nice spot to build a home or cabin on the front end of the property, which is perfect for hunting or recreation behind the home. The timber tract boasts scenic hardwood ridges as well as thick cover and cedars where the whitetails bed. There is also some nice timber that could have possible income in the next 5-10 years. Call Chris Propst at (314)808-2880. **\$99,999**

Franklin County, MO



Located just 5 miles outside of Washington, these 38± acres are perfect for the weekend hunter. This farm features a nice mix of open ground, timbered ridges, brushy hilltops, and a wet-weather creek that not only provides water for game, but is a great spot for bucks to cruise. The farm has multiple food plot locations, and is ideal for someone looking for a smaller piece. Call Chris Propst at (314)808-2880. **\$251,355.50**

Jackson County, IL



57.4± acres just minutes from Carbondale with scenic views and great hunting! It's hard to find a property this close to town at such an affordable price. Mobile home on site with utilities and several excellent building sites if you would like something larger. There are several fields on the property separated by wind rows. No chemical inputs on the fields for the past 50+ years. Large creek runs through the property year around. Woodlot has several trails running through it. Call Eric Holzmuller at (618)713-0034. **\$229,600**

Madison County, MO



100.7± acres that front 12 Mile Creek off of CR 416 for fishing and refreshing swimming holes in the summer! Emerging from the heart of this property is a spring that produces 86,400 gallons per day. It currently flows through a 1± acre lake full of largemouth bass that can be expanded. There is a well-built 4-bedroom, 2-bath ranch house on the property that is scrubby Dutch clean and move-in ready as a residence or retreat. There are also 4 metal buildings with concrete floors totaling over 7,000 sq ft under roof. Call Phil Brown at (314)753-7444. **\$339,000**

Madison County, MO



This 204.5±-acre recreational and hunting property is nestled in a valley with some of the best turkey and deer hunting in the state. There are approx 50 acres of pasture for cattle, horses, food plots, or tree stands and blinds for turkey and deer hunting. The modular home offers 5 bedrooms and 3 baths. The home was manufactured in 2000 and boasts over 2,000 sq ft of living space, a fireplace and garden tub in the master bath. There are also numerous locations to build a log cabin or any other dream home you choose. Call David Conway at (314)910-9634. **\$355,000**



Madison County, MO



This one-of-a-kind ranch of 473.66± surveyed acres is located just 15 miles from Fredericktown and less than two hours from St. Louis. The entire farm is fenced and cross-fenced for rotational grazing on 160± acres of pasture. The current cow-calf operation brings in a conservative ROI of \$50,000 - \$68,000 annually. Includes a ten-stall 54x90 horse barn. The lake is stocked and offers excellent fishing for bass and catfish, and the surrounding timber is teeming with whitetail and turkey. The bottom pasture has also provided great dove hunting over sunflowers. Call Phil Brown at (314)753-7444. **\$975,000**

Monroe County, MO



The search for your hunting retreat is over with this 120± acre tract. Living quarters, tillable soil, timber, as well as a year round water source can all be found on this property just minutes from Mark Twain Lake. 25± acres currently serve as an income source from hay production and could easily be converted into tillable land for crop production. This area provides the perfect setting for food plots and year round wildlife management. The remaining 95± acres consists of a variety of hardwoods offering additional food sources, cover, and trails for the whitetail and turkey population. Jason Cleveland at 636-751-4579. **\$299,000**

Pike County, MO



This premier property with 191± acres has not changed hands in over 60 years. The steep timber is mature and ready for select harvest. These ridges offer incredible views of the mighty Mississippi and slope down to tillable fields and a nice pond for fishing. There is also private boat launch access to Calumet Creek and the Mississippi River. This is big buck country and this herd has had very little pressure. You will be hard pressed to find a site with better views or bigger bucks than this one! Call Jason Cleveland at (636)751-4579. **\$954,809**

St. Francois County, MO



This 42.53±-acre recreational and hunting property has it all. It boast 4 permanent deer stands, 5 food plots, good timber, 1/4 mile of Doe Run Creek flowing through the property, and a small orchard of apple, peach, pear, and apricot tress. It has 200-amp service, central heating and cooling, 2x6 construction, vinyl siding, R39 insulation, refrigerator, woodstove, 12x40 covered back porch with 12x32 concrete pad, 16x36 attached garage with concrete floor, 12x36 attached side overhang, covered 7x14 front porch w/concrete pad and wood stove. Call David Conway at (314)910-9634. **\$160,000**

St. Francois County, MO



This 62.14±-acre property has a recently updated 5-bedroom, 4-bath, 4,300-sq-ft traditional brick house. The home includes geothermal heating and cooling, and hardwood, ceramic and laminate flooring, plus a full unfinished basement. There is an indoor pool with a 1-bedroom apartment and a 60x40 building with a workshop and 5 bays. A 120x60 indoor riding arena and attached 75x60 barn. The acreage is a split of 40± acres of pasture and 19± acres in timber. There are also 5 ponds, 2 creeks and a koi pond. On Hwy 47 just 5 minutes from Bonne Terre and Hwy 67; less than an hour from St. Louis. Call Ken Dayley at (314)409-4568. **\$794,900**

Washington County, MO



Your own private piece of paradise just 90 minutes from St. Louis. These 160± acres have all you need, from fishing the private stocked pond to riding ATV trails throughout the farm. If horse riding interests you, the National Forest trails are endless. House multiple families or open a bed-&-breakfast. The 80-year old, 2-bedroom, 1-bath log home has a more modern addition with 3 bedrooms, 3.5 baths, and a walkout basement. There is also a large workshop (30x60), and 2 sheds and a chicken coop. Call Ken Dayley at (314)409-4568. **\$449,900**



# DEVELOPING A NEW FOOD PLOT

by Jeff Bergsieker

Many people think that you can simply pick out a spot for a food plot, work the ground up, throw down some seed and a picture-perfect plot will appear. While sometimes you get lucky with this method, more often than not you're left with a big disappointment and a smaller wallet. This is a challenge X-Treme Wildlife deals with on a daily basis; customers who want the best but would like to cut corners to save themselves a few dollars. Cutting corners when planting food plots may add to the expense and will not save you money in the long run.

## Here are a few basic steps to get you started:

- **Develop a realistic budget** – Allow yourself enough funds to buy the materials needed to create a successful food plot.
- **Determine the location for your food plot**
- **Take proper soil samples** – Take several dirt samples within a plot, mix them together to get an overall average of the entire plot.
- **Add lime to your soil to raise your PH levels** – Lime has a slow breakdown process. Add lime to your soils as soon as you receive the results from the soil samples.
- **Plant your seed**

Preparing a seed bed does not take expensive equipment but does need to be done properly. The ground needs to be as weed-free as possible and the soil needs to be loose and free of big clumps to ensure proper seed-to-soil contact. Seed depth is a crucial element to germination to allow the root of the plant to establish a healthy base. Most seed blends will give their recommendations right on the bag for seed depth and even the type of fertilizer to be used with the seed blend.

If you follow these few simple steps, you will see success when planting your next food plot.

For more detailed information on this topic, visit [tpaoutdoors.com](http://tpaoutdoors.com) or [x-tremewildlife.com](http://x-tremewildlife.com).



## JEFF BERGSIEKER MO LAND SPECIALIST

(636) 262-3432 | [jbergsieker@trophypa.com](mailto:jbergsieker@trophypa.com)



Jeff Bergsieker, Owner of X-Treme Wildlife Habitat Management and Land Specialist/Agent for Trophy Properties and Auction, is an avid hunter and outdoorsman. He especially enjoys whitetail, turkey and raccoon hunting. At X-Treme Wildlife, Jeff assists land owners in making the most of their farm/land/ investment. He offers services from deer herd surveying and population estimation, buck age structure, and fawn recruitment, advanced hunting strategies and stand placement, custom stand construction, hunter management, native habitat enhancement for enhanced cover, food, timber management for deer and other wildlife, grading, herbicides, sanctuary location, design, and management, site-specific food plot selection, equipment requirements and much more.

With over 15 years of experience in land and habitat management, Jeff has joined the Trophy Properties and Auction team to help you find and maintain the hunting property you've always wanted.

To view a complete list of our current properties, visit us at [TrophyPropertiesandAuction.com](http://TrophyPropertiesandAuction.com)



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