



Trophy Properties  
and Auction

# THE HUNTING PROPERTY AND FARMLAND EXPERTS



## FREMONT COUNTY, IA

Just South of Thurman, IA tucked back into the picturesque hollows of the Loess Hills this well managed 134±-acre rustic hunting retreat could be your weekend dream getaway!



The property boasts a 5 BR, 3 BA lodge with a large garage and hunters area outfitted with wood lockers for friends and family to store gear. The property has been managed for the last 6 years to promote better whitetail deer and eastern turkey hunting. Thanks to the natural springs that are percolating out of the Loess Hills, as well as Horse Creek which dissects this property at the entrance, the property has year-round open water sources.

A maintained gravel drive leads you back through the picturesque landscape and the corn and bean fields planted for the wildlife before delivering you to the hunting lodge. Originally this 1,200±-sq-ft lodge was just enough for a weekend getaway until the owners added another 2,600±-sq-ft pole barn style lodge with spray foam insulation, central heat and A/C allowing them to host more friends and family at one time. Not to mention the 16x30 above ground pool.



This property also has a 1±-acre high fence enclosure for raising animals such as deer, elk and goats. A continuous freeze proof watering system and electric access are a part of the enclosure. Currently there are approximately 52 income producing acres, as well as 10 food plot acres planted for the wildlife.

Multiple trophy animals have been taken from the property and the surrounding areas and abundant signs of wildlife are present throughout. The property has had very little hunting pressure on it over the last 2 years in order to help build the age structure of the current deer herd. 2 spring fed well stocked ponds make this property a one stop shop for the avid outdoorsman.

Just 30 minutes south of Council Bluffs, and 20 minutes east of Nebraska City allows going to the store to stock up on hunting supplies and staples for the family an easy trip. **\$824,534**

*Qualified buyers should contact Sean Wuller at 515-635-5263 or  
swuller@trophypa.com for a private showing.*

**Bourbon County, KS**



Nice large cattle pasture with oil production located northeast of Bronson, KS. This tract contains a full section (640± acres) with a large pond in the center and a good fence. Also across the road on the NE is another 240± acres with 4 small ponds and a metal storage shed for hay or implements. Mineral rights will accompany this property so here is a great opportunity to invest in some good grazing grass with the bonus of royalty checks from the oil. Call Lance Jacob at 620-344-1425. **\$1,699,740**

**Cass County, IL**



A rare opportunity to buy a 232±-acre duck hunting property from Ducks Unlimited. This hunting property provides consistent opportunities to harvest Teal, Mallards, Wood Ducks, Gadwalls and Spoonies, in addition to Ring-necked, Canada Geese and an occasional Canvasback. A Ducks Unlimited perpetual conservation easement will ensure that the property remains “forever wild” in its current natural condition with allowance for food plots and a primitive structure. Call Bill Ziercher at 314-412-3966. **\$244,000**

**Clarke County, IA**



54± acres of recreational ground with a home in Woodburn, IA is 15 minutes east of Osceola, IA and one hour from Des Moines, IA. Good deer and turkey hunting with very little hunting pressure for the last 30 years. Two good sized ponds provide fishing for bass, bluegill, crappies and channel catfish. The home is a unique earth home with many possibilities. Call Jim Reber at 515-238-9925. **\$161,730**

**Clarke County, IA**



179± acres in Clarke County, IA located just south of Osceola, IA. This is prime farmland that could be used for development on the south and east sides of Arbor Valley Lake. The property borders I-35 and has a great lakefront view This would be a great piece for a developer. Whether you are looking for prime farmland, development land, or a place to access a private lake, this is the one for you. Call Donnie McClellan at 816-752-8880. **\$1,650,000**

**Davis County, IA**



This 114±-acre farm has a good deer hunting history but has had very little pressure in the last few years. It has a 3±-acre pond, thick brushy draws and cedar thicket which provide good bedding areas. There are multiple food plot sites and it has limited road frontage. With utilities at the road, this property would make for an ideal building site on the high ridge. There has been some selective harvest on the timber. Timbering will provide more mast and better bedding for the deer. Call Jim Reber at 515-238-9925. **\$262,000**

Harrison County, IA



**UNDER CONTRACT**

This Boyer Valley 5±-acre building site offers great views, a creek, grain bins and a prime country location with 3± acres of productive tillable. Six Mile creek runs through the property offering a nice mature tree grove with privacy and seclusion. If you are looking for a place to store equipment for your ag operation or want to build a home or run your business, this site would be perfect. This would be a perfect place to raise a family with your new home! Sites like this do not last long. Home on the property is being sold "AS IS". Call Matt Holmes at 712-266-3129. **\$45,000**

Livingston County, MO



The diversity of hunting opportunities on this affordable 90±-acre tract are limitless. Shoot mallards in the morning and chase big bucks in the afternoon. The wetland, managed by Graff Habitat, is loaded with smartweed and wild millet and holds 45± acres of water at full pool. 4.5± acres of food plots can be planted on the property annually. There are more than 1000 acres in this area enrolled in WRP and have been known to hold more than 20,000 ducks during hunting season. This area also holds a large number of Canada geese during the late season and snow geese use this area during the spring migration. 20+ acres of dense security cover along the east side has two open areas perfect for 'kill plots'. Deer hunting pressure in this area is limited and bucks have a chance to reach maturity. Call Jody Graff at 660-734-0057. **\$126,000**

Plymouth County, IA



This country home on 37± acres offers tons of privacy. There is a large home with new wiring, roof, septic, carpet throughout, flooring, bathrooms, hydrogen water system and much more! This would be an ideal secluded location to raise a family. Easy access to the coveted Hinton Community School District just three miles from the property. 32± acres are currently being farmed offering great income around \$10,000 annually. Surrounded by wildlife, just minutes from both Sioux City and Hinton and also has an additional building site with electric, gas and new septic. Several outbuildings for all your toys. You have to see this one to believe it! Call Matt Holmes at 712-266-3129. **\$395,000**

Scotland County, MO



82±-acre estate located just three miles north of Memphis, MO on a blacktop road. Custom built 3-level 2 BR, 3.5 BA home with extra-large three car garage, plus 40x72 metal building. The Scotland County Airport is only 6.5 miles away, and the Scotland County Medical Center is 3.2 miles away. If you are looking to enjoy all that northeast Missouri has to offer while living in a luxurious custom home. Call Phil Brown at 314-753-7444. **\$1,450,000**

Webster County, IA

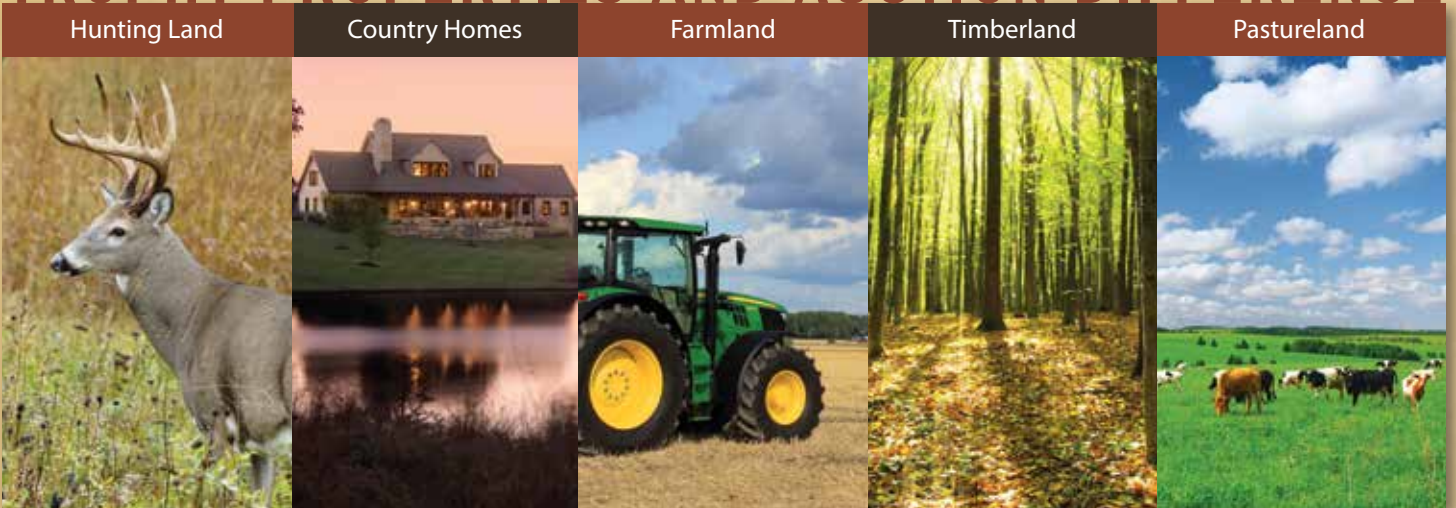


With guaranteed CRP income annually of \$3,557 until 2018 and \$1,067 until 2022, this 35± acre tract in Webster County, IA truly is a gem with a ton of future income potential. With a creek and small dam, heavy tracts of timber nearby and three already existing food plots and an apple orchard, this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

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