



WHITETAIL PROPERTIES

DREAMS TO REALITY

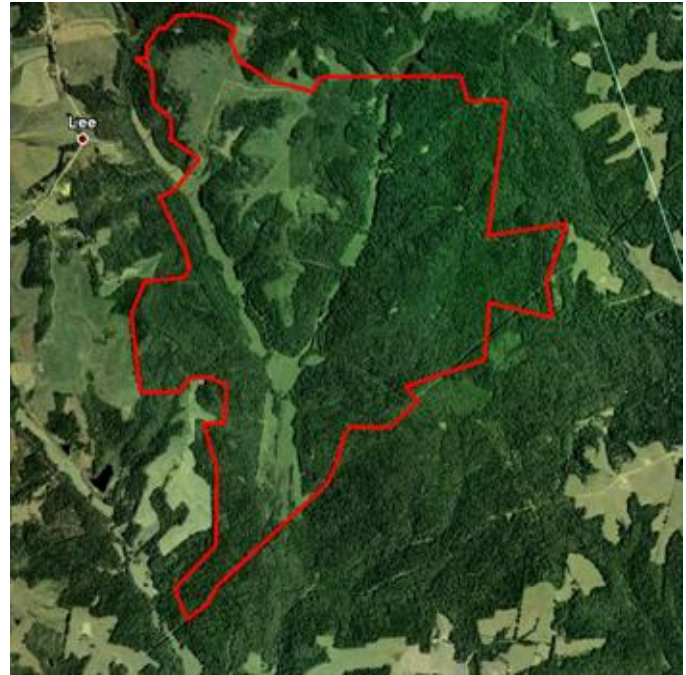
AGENT INFORMATION

Mark Williams - Agent, Land Specialist

| | |
|-----------------------|---|
| Office: | 1 (217) 285-9000 |
| Mobile: | 1 (270) 836-0819 8 AM to 8 PM |
| Home/Office: | 1 (217) 285-9000 8 AM to 5 PM |
| Email Address: | mwilliams@whitetailproperties.tv |

ACREAGE: 1470 ACRES PRICE: \$2,275,000 PRICE/ACRE: \$1,547 STATE: KY COUNTY: BUTLER

- 1470 acres more or less with lodge and shed (250 acres tillable, balance in timber, brush, lake, 3 ponds, and creeks)
- \$2,275,000 (\$1547/acre)
- Property is located near Welches Creek, KY; 45 minutes from Bowling Green, KY; and just over an hour to Nashville, TN
- Lodge equipped with full kitchen, bath, and living room; sleeps 8
- Timber consists primarily of hardwoods with approximately 70-80 acre of planted pines. A timber evaluation reveals there is approximately \$450,000 to the landowner on the property
- The property comes with mineral rights. There are gas royalty payments that convey with the property that range from \$12-20,000/year
- There is a 40x60 storage/tool shed on the farm along with 5 permanent box blinds
- A 5 acre lake and 3 - 1 acre ponds on the property, all of which are stocked with bass, catfish, and bluegill
- Property has been QDM managed for 5 years. Farm was not hunted for first 4 years and in year 5 the outfitting business began bringing in pay hunters.
- The property lies extremely well with the food being primarily in the center of the property to hold deer.
- Most of the fields are creek bottoms nestled in natural draws between wooded ridges providing great travel corridors and safe feeding areas for the wildlife
- There is also waterfowl hunting potential on the property near Reedy Creek
- Property would be eligible for carbon credit program for additional income
- If the outfitting business is purchased the following will be included in the sale: complete client list and all clients booked for 2009 hunts, website - www.reedycreekwhitetails.com, 1980 John Deere 4040 with 3700 hours, Rhino 15' batwing mower, John Deere 15' disk, 12' cultipacker, 12' boom sprayer, walk-in cooler to hang deer, all furnishings in the lodge, 300 gallon fuel tank, 6 ton hopper bottom feed bin, 3 bottom plow, 20 deer stands (lock-ons and ladder stands), 8 - 1 ton Hercules extended tube feeders, washer and dryer, and 3.5 ton All Season feed wagon (has 10hp Briggs & Stratton engine which transfers corn or pellets with air not a auger to destory pellets, fills at 400 lbs/minute - \$12,995 brand new



This is the perfect opportunity to own your personal, turnkey, outfitting business in one of the country's premier whitetail deer hunting areas. This turnkey opportunity has everything you need, including clients, to get started in or add on to your hunting business. This is a complete offering of the land with structures along with the business including clients, website, and all equipment. Seller will also sell the property without the business. Seller would also consider some short term owner financing with 20% down at closing. Most have to start from scratch but this provides you a chance to start with everything from day one. Call Mark Williams for all the details regarding this rare opportunity at 270-836-0819.



