

Hunting Land

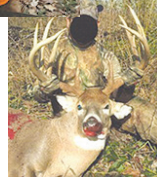
150 acres m/l Ringgold County

Auction
"We Sell it the Day You Need it Sold!"



Monday, January 9, 2017 • 10:00 a.m.

**Sale Site: American Legion
1302 S Cleveland St. • Mt Ayr, IA**



Location of Property from Mt Ayr, IA:

Conveniently located on Hwy 2 approximately 2 miles west of Mt Ayr with multiple access points!

General Description:

A Southern Iowa gem that will make your friends envious!!!! Offering 150 acres m/l of some of the best proven ground in Southern Iowa w/available year round hunting and recreation. The property offers some of the Iowa's best Deer, Turkey, Pheasant, Quail, Duck, Geese, Mourning Dove, small game & Morel mushrooms. Indian Artifacts such as arrowheads, primitive tools & tomahawks have been found throughout the property.

Land Description:

Out of the 150 acres m/l, There is also 32 acres m/l of hardwood timber with no easements. The timber offers an abundance of mature Oak, Walnut, Hickory & Buckeye trees. The timber has never been harvested and offers a possible source of income. When entering this timber you know immediately that the best hunting ground awaits you!! 118 acres m/l of WRP and holds a beautifully diverse grassland which includes 2 marshes with the ability to control the water level year round. The grassland has a great mixture of Native Grass, Flowers, Plumbs & Turnips for additional food sources. It also borders a neighboring farm with 50 acres of crop ground that also serves as a great food plot.

Hunting Overview:

Deer: The property is home to some of the best deer in the state. There have been 180-190 class deer harvested on the property and neighboring farms. There are deep proven genetics in this area that will not disappoint! The property offers endless possibilities of hunts in the grassland or timber for that next MONSTER BUCK!!

Turkey: The timber and creek lines offer great turkey hunts. A great number of long beards are roosting & lurking throughout the property. During the spring second season, there were 30+ turkeys that came into the decoys & you could hear the gobblers calling you!!

Pheasant/Quail: This property holds a great number of Upland Game, as it has been a focus to build one of the best upland farms in the state. Pheasants & quail are abundant throughout the property due to the diversity of grass, cover & food sources available. Like the turkeys, the pheasants will be cackling and the quail calling "Bob-White" throughout the day begging you to come hunt!!

Ducks/Geese: It is well known in the Mt Ayr/Hwy 2 area that this is the farm that holds the waterfowl. The 2 controllable marshes are the home of local & migrating waterfowl and offers a great ability to have a hunt of a lifetime! There are even days when you can't even see the marshes due to the number of ducks & geese.

Morel Mushrooms: The creeks & timber are home to some of the best mushroom hunting!!

Neighboring Public Ground:

Within a 10 mile radius of the property there is approximately 3,000 acres of public access hunting. Additionally, there are numerous state parks that offer fishing & camping!

Potential Income Properties:

This property has the ability to generate possible income through timber harvest, deer hunting leases, turkey hunting leases, waterfowl leases & upland hunting leases! You can break the hunting leases up by season or lease the entire property!

Local Hotel, Restaurants, Grocery & Camping:

Mt Ayr, IA offers lodging via Mt Ayr Inn and a local campground that is 2 miles east of town. Mt Ayr has some great local restaurants with a wide variety of options. Additionally, there is a Hy-Vee in town that offers many options for campers!

Net Taxes: \$2,180.00/year

Terms: Cash, 10% down payment day of auction with balance due on or after March 25, 2017.

Kristofer & Melissa Logue
Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer

Kelly Daugherty ~ Auctioneer

North River Realty, Broker

Adel, IA (515) 993-4159 ~ d_auction@hotmail.com

See Us on the Web at www.daughertyauction.com