

"Ol' Blue Farms" Duck Club 1/7th Equity Membership for Sale

Trophy Properties and Auction • 855.573.5263 • leads@trophyapa.com

EQUITY
MEMBERSHIP
OPPORTUNITY



PHYSICAL ADDRESS:

5040 Hwy 79
O'Fallon, MO 63366

PRICE: \$290,000/share

COUNTY: St. Charles

DESCRIPTION:

Ol' Blue Farms was founded in 2008 by a group of 7 members. The property consists of 147 +/- acres in the St. Charles Bottoms.

This duck club sits in the heart St. Charles County, with neighbors such as Horseshoe Lake Club, Blind Luck, Oro Farm, and Ackerman just to name a few.

After the purchase of the property, the club did significant improvements to the land including levee repairs, pumps, and drainage. The entire water management system is modern and in excellent condition. I cannot stress the words "turn-key" enough in the description of this opportunity. The new member of this club will be rolling in to a club where everything is in excellent condition.

A 5,940 square foot clubhouse with an attached garage was built above flood plain. The clubhouse has 8 bedrooms, 2 full and 1 half bathrooms, open great room with living area, dining area, and kitchen. Doors past the fire place lead to a covered porch that overlooks the property and the five pools where you can enjoy the outdoor fireplace and barbecue. The decor of the building personifies what a distinguished hunting lodge should look like. There is an impressive array of taxidermy and the art-work that fills the lodge and is tastefully done.

The locker room rivals any club in the area. It is heated with each member having their own locker. You will dress in a comfortable, heated environment with a flat screen television.

The garage has automatic overhead doors, cement floors with drains, and a duck cleaning area.

Head up the stairs and enter a massive storage area where decoys and trap throwers are stored along with other items and a work bench that runs the length of the wall.

The club has a full array of layout boats and mojo decoys. There are a total of 7 blinds, 5 pools, and 5 electric pumps.



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There are a total of 7 shares, and 6 members. (One of the members holds 2 shares). One member is selling his share. The annual operating expense averages about \$6,000 per share.

A share of Ol’ Blue Farms is an investment that will be enjoyed for years to come. It is a great place to entertain family and friends, and it truly is a turn-key opportunity. There have been countless hours invested in establishing this club and it is a sportsman’s dream.

