



AG
Aaron Goolsby
(225) 571-4149
Aaron.Goolsby@icloud.com

OMC List of Amenities/Additional Info:

Lodge:

- 4br/4.5ba
- 2508 sq ft. living area
- 4294 sq ft. total under roof
- ½ bath off of living area
- Porcelain tile flooring throughout
- Blown insulation
 - o 6" in ceilings
 - o 5" in walls
- Attic decked for storage area
- Standing seam metal roof with no exterior screws

Bedrooms:

- Each bedroom suite includes a full private bathroom complete with granite countertops, vanity, toilet, and large shower
- Each bedroom has its own HVAC system with an individual thermostat and ceiling fan

Mudroom:

- Individual guest lockers for person equipment, hunting gear, and supplies

Laundry room:

- Complete with washer, dryer, and sink

Kitchen:

- Custom sealed wooden countertops
- Stainless steel appliances
- Huge island with additional bar style seating
- Ample countertop space
- Large dual compartment sink
- Gas cooktop
- Ample cabinets and storage space
- Open to dining and living area



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Exterior:

- 3 car carport with entrance into mudroom
- Huge porch overlooking lake
- Big green egg
- Gas grill
- Wood burning firepit with gas assistance
- Standing wood ice chest stand w/cooler
- Second refrigerator

- Custom rocking chairs and patio furniture
- Insect/bug control misting system
- 16'x30.5' metal building with 8' porch – skinning shed – heated and cooled, hot water, and large walk-in cooler
- Underground power ran from power entrance at skinning shed to lodge (no view of overhead powerlines from lodge)
- 2" water line ran from road – municipal water with great water pressure
- Natural gas for gas supply
- Large barn with water and power – left side deer handling facility, middle storage, right side has 8 deer stalls
- Gravel laydown yard area for equipment storage
- Shooting house with heat and air overlooking 600 yard shooting range

Property & items included in the sale:

- 403 acres
- Stocked lake – over 17 acres of fishing waters
- Stay Tuff 50 – 50-year fence – all posts & braces are galvanized with no welded joints
- 8 Antler shed blinds w/custom shooting tables (6'x8')
- 2 Antler shed blinds w/custom shooting tables (5'x6')
- 5 metal stands with 5' ladders for Antler Shed Blinds box stands
- 2 – one ton deer feeders
- 4 – 600# deer feeders
- 4 – 500# deer feeders
- 8 – 350# corn feeders
- Approximately 13-acre breeding facility with 9 pens, within the preserve



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Options available to Purchaser at an additional cost:

- Whitetail deer within breeding facility will be optional for the buyer
- Deer handling equipment required for the breeding operation will be optional for the buyer
- Portable sawmill set-up and cover