

SUMMARY OF SALIENT DETAILS



HABITAT / HUNTING

LAND

- 1,066 +/- acres, of which 866 +/- are within three distinct green timber, water-controlled impoundments
- 155 +/- agricultural acres planted in duck food plots
- 10 +/- acres in improvement grounds (lodges, boat houses, and shop/equipment storage)
- Approximately 7 miles of maintained boat trails

WATER CONTROL INFRASTRUCTURE

- Four 8-inch electric submersible wells for flooding
- 15 water control structures to maintain water levels
- 6 miles of well-built and maintained levee system

HUNTING

- 20+ maintained timber hunting holes
- 8 timber hole blinds, 3 pit blinds, 3 drag/skid blinds
- 11 box deer stands
- Decoys

HARVEST STATISTICS

- 1,000 ducks/year for over 13 years
- 3 mallards/hunter each day average over last 13 years
- Other waterfowl, deer, and small game

CONSERVATION

- Ducks Unlimited conservation easement plan in place on the original timber impoundment in which timber harvests, food plot manipulation and forestry mulching have been conducted. Anticipate future placement of Greentree East timber impoundment under conservation easement

AMENITIES / EQUIPMENT

PROFESSIONALLY MANAGED

- Full-time club and habitat specialist who is an accomplished guide with 25+ years of outfitting, wildlife management, and agricultural experience

FACILITIES

- Main Lodge - 4,000 sqft, fully-furnished and decorated, 6 private bedrooms with full baths, 1 chef's quarters, half bathroom, full-service commercial kitchen, pantry and cooler room, dining room, custom full bar, den, large stone fireplace, outside porch, grilling porch, and laundry/utility room
- East Lodge - 5,500 sqft, fully-furnished and decorated, 6 private bedrooms with baths suites, 2 guest bunk areas that sleep 6 each with independent bathroom facilities, half bath, den, custom bar, large stone fireplace inside and outside, oversized custom laundry room, full wrap-around exterior deck/sitting porch
- Property Manager's Cabin - 2,350 sqft
- Guide's Cabin - 1,400 sqft
- Hunt Prep Building - 1,800 sqft
- Main Boat House - 4 stall covered boat facility connected to Hunter Prep Building
- East Boat House - 2 stall covered boat facility
- Equipment/Shop Building A - 1,920 sqft
- Equipment/Shop Building B - 4,000 sqft (2,000 sqft enclosed)
- Dog kennel and Deer Processing Station

EQUIPMENT

- Toyota Tacoma 4WD, Toyota 4Runner 4WD, 1 Intimidator UTV, 1 Honda ATV
- 3 boats with direct drive engines
- New Holland 105hp manual FWD and Kubota 50 hp manual FWD tractor/front-end loaders
- Disc, tillage equipment, land plane, grader blade, planting equipment, and rotary cutter

OTHER AMENITIES

- Full-service dining, custodial, grounds and field staff during season