

## ELITE TROPHY RANCH

### Trophy Ranch Land / Infrastructure

- Lodge: 1600 sq ft---decks-59'x 8' and 32'x 9' Kitchen, D& LR, Office, 2 BR up one with ensuite, 2 full Bath up, Walk-out Basement-3 BR down, Great Room, Full Bath down, utility, storage. Geo-Thermal heat, spring fed, well RIO gravity 56 PSI at Lodge, Central Vac, Lagoon Sewer, Log siding, Metal roof
- Shop: 40'x60'x16', man door, overhead door, 2/ parial slab concrete floor with tubes for in-floor heat, full bath, 2 bedrooms for staff, cooler room for meat with overhead track, butcher area and storage. Same well as Lodge, Sewer is on Lagoon
- Perimeter 8' game fence with electric wire & 32" Horizontal Predator wire. 6 Hunting Blinds on the Property plus Shooting/Sighting in shed
- Approximately 102 acres alfalfa for hay production on N½-19
- Owners will work with and assist buyers in First Year re. handling Herd and Hunting. Ranch has a number of Northwestern Whitetail trophy scores in the top ten in the World SCI Book, records are available to support this. Hair Samples are available on all of Inventory for DNA Tracking on Buck Genetics. Ranch exported 220 animals to Russia in 2015 (80% Does and 20% Bucks for Breeding purposes)

### Farm Equipment

Storage Sheds (2 fuel tanks)	\$3,000.00
5 Grain Wagons, 2 Sled Feeders, 55' Auger	\$15,000.00
2008 Ford F-150 King Ranch	\$21,000.00
Hopper Feed Bins	\$65,000.00
Fencing Material	\$15,000.00
2006 Honda Quad	\$4,000.00
2007 Dodge Ram 2500 (8500 lb. winch, hunting/retrieval of Trophies	\$13,000.00
Bobcat 742 105hp 3 Pt hitch; 55hp Oliver Tractor with FEL	\$16,000.00
Deines Zero Turn Mower 6' Deck	\$8,000.00
2013 New Holland Skid Steer with attachments	\$43,000.00
Wolfpack welder/generator	\$2,500.00
Misc. Tools	\$1,500.00
20' 5th Wheel Trailer	\$9,000.00
2016 Yamaha 6 seater	\$17,000.00
Trophy Mounts in Lodge	\$20,000.00
6 Blinds; 1 Target Shed	\$17,000.00

### Livestock

Whitetail Doe Herd 250	\$1,386,000.00
2017 Doe Fawns est. 144	\$360,000.00
Hunt Bucks 167	\$1,096,000.00
2017 Buck Fawns est. 144	\$504,000.00
Non-Inventoried Mule Deer Herd on Trophy Ranch +est. 25 2017 fawns	\$475,000.00
Semen on hand in Storage 1166 Straws	\$272,000.00



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