

UGUIDE 300 Acres – Property Value Features

This is a summary of what has been built and invested since acquisition in 2002.

- Location adjacent to Lake Andes National Wildlife Refuge was very important for growing big deer and providing over winter security for deer and pheasants.
- The soils are excellent quality from initial soils maps and also from no-till for over 20 years and now covered with soil building native grasses. Soil tests are showing 5% + Organic Matter and this will be increasing based on existing ground cover. Current county crop yields will easily show an annual \$300K return on crop production alone.
- 91% of acres are in low to no maintenance perennial grasses and woody covers. These are designed in a balance of cool and warm season. The remaining 9% are in changeable annual covers like food plots.
- Currently designed into the farm is a food plot system perfected over 20 years. A very sustainable 3 crop rotation can be shared upon request with new owner.
- Annual game harvests if whitetail deer, ringneck pheasant, turkey and dove are currently enjoyed.
- No game has ever been released on or near the property.
- This is the original property the UGUIDE Pheasant Hunting business was founded upon.
- Randall Community Water District Water is accessible within ¼ mile or less.
- Property has 2-4 access points on N, E, & S.
- Mature Shelterbelt has rejuvenated twice and also has trails cut within on north and south sides the length of the belt.
- 20,000 trees planted since 2002 creating crop field & wildlife protection (micro-climates).
- 30 acres of firebreaks 30-45' wide give excellent access to property as well as providing brood food plots to new pheasant broods as well as other animals.
- Excellent building site with view of whole property with good highway, water and electrical access.
- 10 acre slough with 1 recent new dugout installed.
- Mature Shelterbelt, along with neighbors adjacent shelterbelt, have been managed as a deer sanctuary for well over 20 years.
- Deer harvest in the 170" category is enjoyed even with weekly pheasant hunting pressure.
- 80-200 annual fair chase rooster pheasant harvests have been enjoyed.
- Property is surrounded by 500 acres in permanent USFW Grassland/Wetland Easement.
- Annual demonstrated income from CRP & Pheasant Hunting with potential for grain production, vacation rental and deer hunting.
- It's taken 21 years to get all CRP acres enrolled and installed based on 4-6 cropping years history and various types of projects (cool season, warm season and woody projects).
- Located in major waterfowl flyway. South end of Prairie Coteau.

- Acre for acre, the most optimized pheasant hunting property in South Dakota. Designed to sustain deer and pheasants 7 X 24 X 365.