

# Stewardship

## MAGAZINE '24



**LANDLEADER**.COM  
THE NATIONAL LEADER IN LAND MARKETING

# Rural America Welcomes You





# YOUR LAND. YOUR LEGACY. YOUR FUTURE.

You're why we're here. At AgAmerica, we stand ready to help you secure your land legacy with some of the most flexible financing options in the industry. Our national network of relationship managers are committed to providing you with the freedom and flexibility you need to succeed.

**Contact our partners at LandLeader to see how we can support you.**



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**INFO@LANDLEADER.COM | 844.281.4301**



## LAND — THE ETERNAL CONNECTION

FROM THE DESK OF LANDLEADER'S PRESIDENT OF THE BOARD, DARRELL HINDMAN

IN THE BEGINNING MANKIND CONNECTED WITH THE DIRT AROUND HIM.  
Since day one he was tied to the land and will remain so for eternity.

Thousands of generations later, land is still the tie that binds man's lifeblood. Every part of his being is forever connected to the soil.

My boots have been set firmly on the land my entire life. Every part of my life, every day of my life has been dramatically tied to the land, including both my personal and business lives. From enjoying the good times on the farm with family and friends, while we labored together and enjoyed the gifts of the land while hunting and fishing, to those magical moments of working side by side with my father and now my own son in the real estate business, I have enjoyed a direct connection to the land and all of the benefits it provides. The soil of the Good Earth is a genuine part of my body, mind, and soul.

To be a part of LandLeader, the number one land marketing company in the world of exclusive properties across our great nation, is a blessing for which I will be forever grateful. Belonging to a highly motivated group, which continues to elevate and set the bar in the industry of land sales, makes me proud.

Providing the best of the best talents in the industry, LandLeader has organized a unique platform of land agents, whom our clients seek out. To be engulfed into the midst of such a willingly dedicated group of individuals who continually demonstrate that they firmly believe that going above and beyond to bring both buyers and sellers to a happy resolve is a normal day's work is an enormous honor and blessing. Additionally, our peers in the business hold every one of us in high regard for our unwavering professional demeanor.

Passionate and aggressive about stewardship and conservation of our lands, we at LandLeader will never let up. Our eagerness to spread our reach across our great land is second to none. If those same passions and virtues for the soil that sustains us all stirs your being, reach out to us at: 844.281.4301.

Each issue of Stewardship Magazine is a compilation of information from our hearts and souls. It's a labor of love and our desire is to stir your very souls, while bringing you the very best in land acquisitions and sales in every issue. We are LandLeader, the National Leader in Land Marketing. It's not just land, it's a lifestyle. And we live it every day! ➤



# con·ser·va·tion

1: a careful preservation and protection of something especially : planned management of a natural resource to prevent exploitation, destruction, or neglect water conservation wildlife conservation. Environmental, Animal, Marine, Human.

LandLeader agents naturally gravitate towards outdoor and rural living, and everything that supports that way of life. Hunting, fishing, farming, and general recreational use of private and public lands appeal to not just our agents, but our targetted demographic as well. We pride ourselves on being stewards of the land, and strive to be the most knowledgeable that we can be when it comes to management of both land and of wildlife. Being members of our local, regional, and national conservation groups allows us to collaboratively give and receive information, attend current events, and be up to date changes in wildlife and land use laws. We take pride in being proud supporters of these prestigious communities, and we look forward to many more years of partnership!



*In addition to the above National associations, our members are partnered with several organizations at the local, state, and regional levels. We have several brokers throughout the LandLeader network that are members of their state Cattleman’s Association, Farm Bureau, Trusts, and more. Through education, knowledge, awareness, and community outreach, we CAN make a difference. Our land and animals depend on us!*

# CONSERVING WILDLIFE. PROTECTING YOUR RIGHTS.

[JOIN TODAY]



SCI is the only major hunting group that takes the fight to Washington, D.C., state legislatures, courthouses and the public arena to expose the lies of those who want to cancel our freedoms. Our freedoms to hunt and fish are constantly under attack. Whether we hunt big game, deer, upland birds or waterfowl, the anti-hunting crowd wants to destroy our freedoms. They’re opposed to ALL hunting – and they’re better organized and better funded than ever before. We need your help.

**Please Join SCI Today to Continue the Fight to Protect Your Hunting Rights.**

**SAFARICLUB.ORG/MEMBERSHIP**



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## LAND AND WILDLIFE, LLC

### We Live the Lifestyle we Sell!

Devout to the Pacific Northwest, Land and Wildlife consists of a growing team of licensed real estate professionals who specialize in helping buyers and sellers of ranch land, timber tracts, farms for sale, hunting property, fishing property, resorts and resort homes, horse properties, timberland, waterfront properties and more throughout Oregon, Washington, and Idaho. As a founding partner of LandLeader, and a leading brokerage representing the finest land for sale, ranches for sale, recreational real estate and rural property for sale, our noteworthy production per broker is matched by very few.

The reason is simple: Our marketing plan is unique and successful, as a result of matching user requirements with property characteristics. Land and Wildlife limits

our broker team to only individuals who share a passion, skills, and the highest level of ethics for the outdoor way of life.

Our team is made up of advocates for fish and wildlife, hunting, farming, ranches, mountains, waterfront, timber tracts and their associated resorts.

If it's about the Northwest, we understand it and have THE professional team in the field to ensure you the highest standards of real estate experiences. We Live The Lifestyle We Sell!

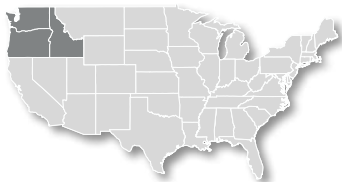
If you're interested in buying or selling land in Oregon, land in Washington or land in Idaho, email or give us a call today — we're eager to assist!



Serving Oregon, Washington, and Idaho



MEDFORD, OREGON  
866.559.3478



“  
*Tim O'Neil's knowledge of ranches and large properties is extensive and for these reasons I will always refer to him when buying or selling my properties.*  
”

## KIRCHER'S WORLD CLASS FISHING

KLAMATH COUNTY, OREGON  
\$9,598,000 | 349.94± ACRES

The Ranch sits just across the river from the town of Chiloquin, Oregon in Klamath County. Just a short 27 mile drive to Klamath Falls, where you can find a place to meet all of your needs. On the south you have private access to hundreds of thousands of acres in the Winema National Forest. A vast playground for outdoor activities from riding your horse, mountain biking, side by sides, or hiking and hunting. The area has mule deer, Rocky Mountain elk, black bear, predator and waterfowl hunting. When it comes to world class big trout, the Williamson and the Sprague have consistently produced monster fish in large quantities. 24-inch rainbows are common with wild trout up to 10 pounds. Fisherman from around the world have successfully fished these top quality wild fish.

◆ Tim O'Neil, 541.480.3682

- Public use airport just five minutes from the ranch
- Remodeled original ranch home from the 1920s
- Shop, barn, garage, and additional storage, along with a caretaker's manufactured home
- Perimeter fenced and cross fencing, corral system with working chute and loading facilities







SUNNYBROOK RANCH

Klamath County, OR | \$3,495,000 | 115± acres

- Spawning grounds for huge red band trout and other native fish species
  - Improvements include a cabin, pond, well, and workshop
- Perfect for big game hunting, biking, wildlife observing, fishing, etc
  - 35 minutes to Crater Lake National Park entrance

Tim O’Neil, 541.480.3682



STERLING HILLS RANCH

Jackson County, OR | \$2,500,000 | 89.37± Acres

- Unparalleled 360-degree views just a short drive from the town of Jacksonville
- 5,938 SF home has four bedrooms, three full baths, three-car garage, and covered carport
- 89± acres on a wooded knoll; 18± acres irrigated w/water rights; Zoned EFU and WR
  - Professional grade covered arena with 34 stalls, tack room, and wash rack

Dan Seus, 541.261.7959, and Jason Jantzer, 541.973.7180



JACKSON CREEK RANCH

Klamath County, OR | \$6,900,000 | 800± Acres

- Five 160-acre tax lots w/deeded 606± acres of water rights; 380± acres flat timber land
- Three separate living quarters located on the property allows for a multi-family setup
  - From the serenity of a remote, off-grid location, to the well maintained structures, this is surely a lifestyle property for many generations to enjoy

Tim O’Neil, 541.480.3682 and Garrett Zoller, 541.944.8821



JOHN DAY RANCH

Idaho County, ID | \$9,500,895 | 4,223± Acres

- 4,222.62± deeded acres, 2,820± acres BLM grazing rights, 840± acres of state land
  - Lack of county zoning restrictions gives landowners endless opportunities
- Nearby Salmon River is famed for its world class whitewater with rafters and jetboats
- Log cabin with detached garage with built in game cooler, all connected to power grid

Caleb Howard, 541.398.8007



HISTORIC 1891 FARM

Stevens County, WA | \$2,100,000 | 442.57± Acres

- 120± acres tillable standing/marketable timber; email or call for Timber Cruise
  - Cattle carrying capacity is approximately 50± cow/calf pairs
- Raised ranch home: three bedroom, two bath, one-car garage, multiple outside buildings
- Potential hunting destination with big game and modern meat locker room on-site

Pasco Team: Flo, Rodney, and Nat, 509.544.8944



KIRSTIE ALLEY RANCH

Jackson County, OR | SOLD | 188.6± Acres

- Peaceful and secluded compound with one mile of Little Applegate River frontage
- Three bedroom, 3.5 bath main home, three cabins, furnished, ready to move in
  - Chef’s kitchen with high-end commercial appliances and wet bar
  - Located in prestigious Applegate Valley

Tom Damon, 541.944.2344, and Hayley Moore, 541.601.1765



CRANE CREEK RANCH

Harney County, OR | \$3,749,000 | 3,840± Acres

- Beautiful hunting land and ideal cow/calf operation
- 2,080± deeded acres and an additional 1,760± acres of BLM land
- Four bedroom, two bath two-story home, shop, equipment shed, barn, feed lot, and more
- 30 min drive to amenities, incl hospital, restaurants, grocery stores and entertainment

Tim O’Neil, 541.480.3682



NORTH IDAHO RIVER VIEW

Bonner County, ID | \$4,200,000 | 170± Acres

- Breathtaking views with private access to the Pend Oreille River
- Private gated driveway, horse barn with six stalls, and equipment shed
- Recently upgraded 4,700 SF home, mother-in-law suite, shop with RV hookup
  - All within three miles of the highly desired area of Priest River, Idaho

Caleb Howard, 541.398.8007



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EQUESTRIAN DRIVE

Walla Walla County, WA | \$925,000 | 10.38± Acres

- Beautifully maintained Riverwalk Estates property with 10± acres and water rights
- 2,200 SF, three bedroom, 2.5 bath; Livestock fencing w/barn, paddock, and RV storage
- Newer FieldNET remote-controlled pivot to deliver water at the touch of a button
- 10 minutes to downtown Walla Walla, less to the renowned Wine Valley Golf Course

David Smith, 509.540.4708



POWELL CREEK

Josephine County, OR | \$349,000 | 76.79± Acres

- Private wooded acres with endless opportunities; Borders 500 acres BLM
- Tree covered hillsides, meadows of fertile soil, two tax lots, mostly fenced perimeter
- Multiple potential homesite locations to choose from; Power poles in place with road
  - Year round streams, a small waterfall, and plenty of wildlife

James Newstead, 541.727.1417



POWERS PARADISE

Coos County, OR | \$684,500 | 4.07± Acres

- The shingled house has three bedrooms, one bath, nice kitchen, living room, and a pantry
  - Large newly constructed 50x100 shop/house features multiple rooms
  - Plenty of merchantable timber; Nice fire pit for summertime gatherings
- Near the small town of Powers, located on the South Fork of the Coquille River

Tim O'Neil, 541.480.3682, and Rob LaGrone, 541.219.0516



PRESCOTT ACREAGE

Walla Walla County, WA | \$185,000 | 6.06± Acres

- City water plumbed to property, perk test done and approved on 6/1/21 for septic
  - Electricity on property (with power box and meter)
- Ready for you to pick out your home plan; Plenty of room for a shop and animals
  - Located right on the edge of the small town of Prescott, Washington

Kerri Walker, 509.520.7713



LANGELL VALLEY RANCH

Klamath County, OR | \$1,100,000 | 274± Acres

- 88 acres of irrigated ground; New well for supplemental use, producing 5,000 g/m
- Ranch is eligible for two buck and two bull LOP tags; Monster mule deer are prevalent
  - End of road privacy and seclusion just 40 minutes from Klamath Falls
- Native grass meadows, and irrigated ground would support a deluxe horse operation

Tim O'Neil, 541.480.3682



SUMMER LAKE PARADISE

Lake County, OR | \$980,000 | 115.54± Acres

- 1,900 SF custom-built home on 115 acres bordering a half mile of national forest
- Located 10 miles south of Summer Lake Wildlife Area in the Silver Lake Hunt Unit
- 15 minute drive to Ana Reservoir, Ana River and the Chewaucan River near Paisley
- Several designated OHV areas including Crane Mountain OHV, and High Desert MX

Jenny Hitner, 541.260.8703



BEACH LOOP CRANBERRY FARM

Coos County, OR | \$1,398,000 | 146± Acres

- Easy Hwy 101 access, three short miles south of the beautiful city of Bandon, Oregon
  - 39± acres of cranberries found in 22 bogs, 79± acres of water rights from Crook Creek, and additional 80 acres of middle-aged timber and bare ground
- Three existing homes near beautiful beaches; possible opportunity to divide

Tim O'Neil, 541.480.3682



BEAUTIFUL LANGLOIS

Curry County, OR | \$1,088,000 | 101.6± Acres

- Beautiful property covered in large timber mixed with green meadows
  - Just south of Langlois, a peaceful section of the Oregon coast
  - Small existing home and barn to house while new home is built
    - Room for animals to graze, or to just have your own space

Tim O'Neil, 541.480.3682



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## MARTIN OUTDOOR PROPERTY GROUP

### A Leading Team for Outdoor Properties

Born from a passion for the land and a love of the Pacific Northwest, we are one of Oregon's premier outdoor property real estate teams: a hand-selected group of full-time brokers who share a deep appreciation for rural properties. We combine a passion for the outdoors with a love of helping people. The decision to buy or sell real estate is one of the biggest decisions in a person's life. We are honored to stand alongside our clients and be their trusted partners and advisers. For us, brokerage is not composed of transactions; it is composed of relationships — either beginnings, as we find a perfect match between buyers and property, or transition, as we help sellers move forward to another season of their life. This is what drives us.

Each piece of land has a story to tell and we are honored to get to share that story. We work relentlessly to understand our clients' needs, to know the land, and to communicate the opportunities it holds. Our work is a process of sharing what we love and using our expertise to deliver results for your home, land, or your next real estate purchase. The foundation we build on is faith, family, and community, and the tangible and intangible values of owning real estate. We rely on each other and our collective experience, and thrive in the camaraderie we share as a team. We strive to be excellent stewards of both the land and of our clients' goals and dreams. Through innovative marketing strategies and a relentless work ethic, our team delivers results. Our track record of excellence derives from collective experience in the industry and extensive knowledge of outdoor properties.



MEDFORD, OREGON  
541.660.5111



“

*We have been clients of Martin*

*Outdoor Property Group for*

*years, and cannot speak highly*

*enough of their team. They take*

*a very collaborative approach to*

*serving their collective clients,*

*leveraging the best of their*

*strengths. They possess a*

*tremendous depth of knowledge*

*in rural properties.*

”

## SHILO RANCH

WALLOWA COUNTY, OREGON  
\$19,500,000 | 9,457± ACRES

The Shilo Ranch is located on Powwatka Ridge overlooking the Grande Ronde River in the Blue Mountains of northeast Oregon. The ranch totals 9,457 acres of pristine ranch land, stretching almost 10 miles from north to south and consists of approximately 4,800 acres of timber, 650 acres of meadows, and 4,000 acres of canyonlands. Decades of meticulous management with a focus on healthy timber and grasses, have resulted in this legacy ranch becoming home to an abundance of mule deer, Rocky Mountain elk, black bear, upland birds, and more. Recreational opportunities are endless and include: big game and upland bird hunting, fishing, rafting, ATV trails, horseback riding, snowmobiling, and more.

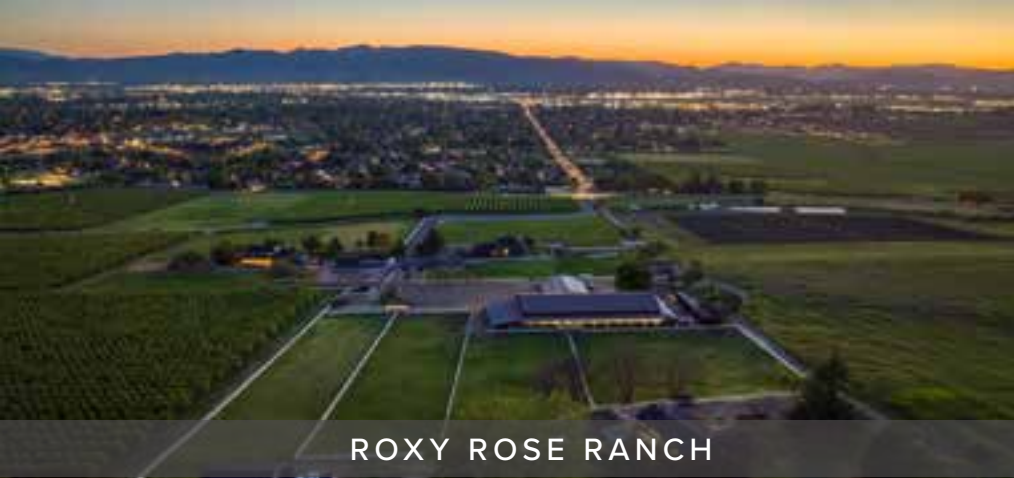
► Evan Kaseberg, 541.980.8730



- Six dwellings and numerous outbuildings
- 2,950' paved airstrip with two hangars
- 5 landowner preference tags each for deer and elk in the Sled Springs Unit
- Over 1.5 miles Grande Ronde River frontage — over six miles of live water and numerous ponds
- Borders thousands of acres of Forest Service lands for additional hunting and recreation opportunities
- Currently running 200+ cow/calf pairs in addition to wildlife populations
- 65 miles to Lewiston, ID and commercial airport







ROXY ROSE RANCH

Jackson County, OR | **SOLD** | 5.00± Acres

- Equestrian infrastructure supports a variety of uses
- The homesite sets above the facilities with gorgeous city views
- 4+ acres of irrigation from Medford Irrigation District
- A desirable country lifestyle with convenient city proximity

Chris, Ashley, and Alex, 541.660.5111



REESE CREEK FARM

Jackson County, OR | **\$1,030,000** | 110.60± Acres

- Over 100 acres of pasture
- Irrigation from Eagle Point Irrigation District
- High quality soils suitable for production
- Large acreage provides homesite potential

Chris, Ashley, and Alex, 541.660.5111



LITTLE BEECH CREEK RANCH

Grant County, OR | **\$3,500,000** | 3,736± Acres

- 3 landowner preference tags each for deer and elk in the Northside Unit
- Approximately 2/3 mile John Day River frontage
- 1+ mile of Little Beech Creek runs through the property in addition to numerous springs
- Multiple building sites for future development

Evan Kaseberg, 541.980.8730



FOUR S LAND & CATTLE

Baker County, OR | **\$6,450,000** | 5,970± Acres

- Nearly 700 acres of water rights
- Three homes, shop, barn and working corrals
- 4 landowner tags each for deer and elk
- Borders national forest lands for additional recreational opportunities

Evan Kaseberg, 541.980.8730



MOUNTAIN VIEW ACRES

Jackson County, OR | **\$1,250,000** | 41.81± Acres

- 40 acres of expansive level pasture
- Remodeled home with open living space and in-ground pool
- Massive barn ideal for cattle or equestrian operation
- Irrigation provided for just under 40 acres from Rogue River Valley Irrigation District

Chris, Ashley, and Alex, 541.660.5111



JUMPOFF JOE CREEK ROAD

Josephine County, OR | **\$789,000** | 21± Acres

- Craftsman home with wrap-around porch
- High production well for both domestic and agricultural use
- Numerous ponds
- Stunning view of pasture below the home

Chris, Ashley, and Alex, 541.660.5111



LIGHTHOUSE RANCH

Klamath County, OR | **\$2,249,000** | 128.94± Acres

- Rural lifestyle property, expansive equestrian opportunities, charming small-town culture
- 57± acres of flood irrigated pasture, 40± acre wheel line irrigated field, 1,300' airstrip
- Custom red cedar log home, barn w/13,600± SF covered arena, multiple outbuildings
- State-of-the-art greenhouse, professionally designed motocross track, pond w/lighthouse

Sam Terrell, 541.708.3836



HIGH CASCADE LOG HOME

Jackson County, OR | **\$700,000** | 20± Acres

- Log home w/shop and outbuildings on 20 level acres in the Cascades Mountains
- Located near several mountain lakes including Howard Prairie and Lake of the Woods
- 1,596 sq foot home w/1,008 sq ft basement; Solar w/batteries and backup generator
- Adjoins thousands of acres of public land; area offers endless recreational activities

Jason Jantzer, 541.973.7180





## HORSEPOWER REAL ESTATE

### Land... it's Who We Are... Where We Live... and What We Do.

Our founder, Lisa Johnson has created a team that offers exceptional client service and unsurpassed knowledge of rural property. The Horsepower Team uses the most current and well-targeted internet marketing tools available and customizes individual and impactful strategies for each listing.

We believe in STRONG NETWORKING through purposeful business affiliations and state and community level support and interaction that seamlessly benefits our Buyers and Sellers. By offering a team approach, we successfully tackle the magnitude of details in representing rural land sales while continuing to provide the personal interaction and relationship with an individual agent.

Simply said, "WE DO LAND SALES WITH HORSEPOWER".



Serving Oregon | [HorsepowerRealEstateProperties.com](https://HorsepowerRealEstateProperties.com)



JUNCTION CITY, OREGON  
541.510.4601



“

*Without your TENACITY,*

*the sale would not*

*have happened! Your follow-up*

*between earnest money*

*and closing was*

*the best I have ever seen!*

”

## RETRIEVER VALLEY FARM

LANE COUNTY, OREGON  
\$2,250,000 | 222± ACRES

Welcome to Retriever Valley Farm in the beautiful wine country southwest of Eugene, Oregon. This land offers multiple contours with low lying hay fields, year-round Coyote Creek, & a circuit of technical ponds that have served exceptionally well for gun dog training, as well as a timbered hillside with road & trail access. The upscale barn-dominium, built in 2012, offers fine finishes and sits adjacent to the large 4-bay shop. A guest house serves as home to the ranch hand and the views and privacy are incredible. This property is well designed and suited as a dog training ranch and would also serve well as a horse, cattle, or hay farm.

- 222± Acres with Multiple Contours
- 5,000+ Feet of Coyote Creek Frontage
- Irrigation Rights for 57 acres
- 472mbf in Marketable Timber, 50 Acres in Hay
- Potential for Land Owner Preference Hunting Tags
- 15 Miles to the Eugene Airport

► Lisa Johnson, ALC, 541.510.4601







VALLEY VIEW RANCH



PEACEFUL ORGANICS FARM

Lane County, OR  
Call For Availability | 210± Acres

- 210± acres with far reaching views
- Perimeter fenced and cross fenced
  - Versatile topography
  - Flat hay ground and treed hillside
- This property meets the qualifications for LOP tags
  - Merchantable timber
  - Nice manufactured home
- 80x50 hay barn and 30x90 shop
- Great property for cattle, hay, and horses
- Same family ownership for 100+ years

Lisa Johnson, ALC, 541.510.4601

Lane County, OR  
SOLD | 103± Acres

- 103± acre certified organic farm
- Beautiful lodge style main home with studio
  - Second home and a guest house for caretaker
- Frontage on year round Battle Creek
- Owners raised organic hay and cider apples
  - Merchantable timber
- Trail access through the forest and beyond
  - This property meets the qualifications for LOP tags
- Shop, livestock barn, fruit orchard
- Hiking, ATV's, horseback riding

Lisa Johnson, ALC, 541.510.4601

Lane County, OR  
\$1,895,000 | 94± Acres

- 94± acres with phenomenal 360-degree views
  - Premiere building site
- Extraordinary shop with kitchen and entertainment space
- Very nice manufactured home to live in while you build
  - Frequented by one of Lowell, Oregon's elk herds
- This property meets the qualifications for LOP tags
- Enough clearance for the brush pilot to land and take off
  - Just minutes from Creswell's "Hobby Field" Airport
- Mountaintop feel and slopes with trail access
  - Hiking, ATV's, horseback riding

Lisa Johnson, ALC, 541.510.4601

Lane County, OR  
Call for Pricing | 26± Acres

- 26± acre certified organic farm
  - Small farm help home
  - 2019 manufactured home
- 60x100 shop with certified kitchen
  - Water rights for irrigation
  - Productive Class 2 Soils
- Established berries and grapes
- Incredible variety of fruit trees
  - Private, tree-lined location

Lisa Johnson, ALC, 541.510.4601



THE LANDING!



GRATEFUL HARVEST ORGANIC FARM





## HIGH COUNTRY REAL ESTATE

**High Country Real Estate is a Rural Real Estate Company in the Spectacular Great Basin of the American West.**

We provide unique, comprehensive services for sellers, buyers, and owners searching for or selling rural real estate and working ranchlands with small-town customer service. We bring extensive knowledge of working ranches and agriculture lands — from water rights to hunting tags, and ranch management. We have an endless passion for the lands of the West.

We hope you will consider working with us on your next real estate transaction. We are very active in the local real estate market, and are dedicated to helping you with your real estate needs. Whether you are buying or selling real estate, our goal is to help you get the best price and terms possible on your real estate transaction.



Serving Oregon | [HighCountryRealEstate.com](https://HighCountryRealEstate.com)



LAKEVIEW, OREGON  
541.947.2224



“

*When you are ready to buy a Ranch, Home or an Investment Property both the "Relationship" and "Trust" in your Broker are the most important decisions you can make in this process and life choice. I was able to achieve everything I wanted and dreamed of with Richard Bradbury at High Country Real Estate.*

”

## 9 IRON FARMS

LAKE COUNTY, OREGON  
\$650,000 | 47± ACRES

Welcome to 9 Iron Farms, a unique and breathtaking property in Lakeview, Oregon. This 47-acre gem was once a thriving community golf course but has now transformed into a rural charm and agricultural potential. The beautiful dairy barn is now a spacious 3-bedroom, 2-bathroom home with a grand vaulted living room and captivating spiral staircase. The barn offers additional space for expansion, providing a canvas for your imagination. 9 Iron Farms has a rich history as a picturesque wedding venue, adding unique charm and character. It's an exciting opportunity for creative entrepreneurs with the potential to become an epic brewery or destination restaurant. Equipped with functional irrigation, it's ideal for adaptive pasture rotation and regenerative agriculture. With 46 acres of water rights, it ensures a reliable supply of pasture and crops. If you would like more information or to schedule a viewing, please don't hesitate to contact us today.

◆ Rich Bradbury, 541.417.0250



- Three bedroom, two bathroom home with room for expansion
- Combination of Drews loam and Stock drive fine sandy loam
- 46 acres of water rights
- Located just west of the town of Lakeview







## KEN THOMAS REAL ESTATE, LLC

### Offering Rural Properties for Country Living

Ken became a Real Estate agent a little over 28 years ago and has earned his Brokers license in the State of Oregon. In 1995, he started selling real estate, then moved on to starting his own company in 2006. Ken earned his Bachelor of Science degree in Animal Science from Oregon State University and served for a time in the military.

Having worked on ranches for other people and owning his own ranch has provided hands-on experience that you can't buy. Though he worked in industry for a time, his first love was the land and ranching. Ken truly enjoys helping people find appropriate ranches and farms in this part of the country.



Serving Oregon | [KenThomasRealEstate.com](https://KenThomasRealEstate.com)



CRANE, OREGON  
541.589.3433



“

*I always enjoy your*

*views on the eastern*

*Oregon ranch*

*real estate market*

*and respect your*

*wisdom from years*

*of selling ranches.*

”

## DURGAN RANCH

CROOK COUNTY, OREGON  
\$14,990,000 | 7,623.59± ACRES

7,623 deeded acres all in one block, 1,210 acres primary water rights to flood irrigate the meadows, 600 acres of supplemental rights from four wells. Two homes, shop, barns, corrals, and livestock scales. The ranch joins the forest service and some BLM. Ranch can run 500 cows year-round or be used as a summer pasture ranch. Excellent elk, deer, and antelope hunting. Can qualify for 5 lop tags for elk and deer. Also, great trout fishing.

- 7,623.59 deeded acres
- 210 acres water rights
- Two homes, barns, corrals, shop
- Elk, deer, antelope, trout
- About 1,200 acres timber ground
- Four supplemental wells

» Ken Thomas, 541.589.3433







FARMERS ‘CRANE STORE AND CAFE’

- Harney County, OR | \$695,000 | 2.35± Acres
- Turnkey business opportunity located just 29 miles from Burns
    - Convenience store, cafe, bar, gas and diesel
  - Caters to the local farm and ranch community as well as tourists
    - 2.35 acre lot with Highway 78 frontage
    - Gas and diesel pumps, 7 RV spaces
    - Diversified business
  - Inventory and equipment included (except fuel)

Dally Zander, 541.589.2195



ANDERSON VALLEY SUPPLY

- Harney County, OR | Call for Availability | \$625,000 | 4.8± Acres
- Established ranch and farm supply business, 30+ years
    - Feed for 4-H animals, chickens, dogs, etc
    - Plumbing supplies, vaccines, fencing, panels
  - 4.8 acre lot with Crane Junction frontage and potential to expand

Ken Thomas, 541.589.3433



THE BARN BOUTIQUE

- Harney County, OR | Lease | \$199,000
- Turnkey business; All inventory included
  - Building is leased; Downtown Burns, Oregon business
    - Exclusive Pendleton Wool distributor
    - Over 600 consignment customers

Dally Zander, 541.589.2195



PALOMINO LANE

- Harney County, OR | \$329,000 | 40± Acres
- 40 deeded acres; Perimeter fenced
  - 3 bedroom, 1 bath, 1,316 SF stick-built home
  - 3 car garage with attached workshop
    - Metal roofs on all buildings

Dally Zander, 541.589.2195



NEWTON ROAD

- Harney County, OR | \$210,000 | 39.05 Acres
- 39.05 deeded acres; On county road
    - 2 Bdr., 2 Baths; 1,152 SF MH
  - Board and bat siding and metal roof
    - Perimeter fenced; Great views

Dally Zander, 541.589.2195



DRY CREEK RANCH

- Malheur County, OR | Call for Availability | \$4,750,000 | 1,450.53± Acres
- 1,450.53 deeded acres
  - 486 acres water rights, irrigating 285 acres
  - 4 irrigation wells and surface water rights from Dry Creek
    - 420 head capacity
    - 2,779 BLM AUMs
  - 900 head feedlot with covered working facilities
    - Two homes, shop, barns

Ken Thomas, 541.589.3433



Crane, Oregon | 541.589.3433 | KenThomasRealEstate.com





# WHY HUNTING?

by CHRIS MARTIN  
of MARTIN OUTDOOR PROPERTY GROUP



PEOPLE SOMETIMES ASK ME WHAT IT IS ABOUT HUNTING that I find such enjoyment in — and it’s a fair question. Hunting season is just a few weeks out of the year and for those few days or weeks that one gets to hunt, you get up early, go to bed late, and hike for miles in many types of terrain, in weather that’s either hot and dusty or wet and cold (rarely just comfortable) and often you come home tired, sore and empty-handed. And yet for the last 22 years, I have thoroughly enjoyed each fall, having only missed one season over that time period (when my son was born in October of 2017).

For me it’s definitely about the adventure, the challenge, the excitement leading up to the hunt — but the two most important things for me are the fellowship time with my brothers and enjoying the incredible natural beauty that brings me that much closer to our creator. I also am beyond excited to be able to begin to share the outdoors with my five year old son and three year old daughter. Both of them, but especially my son, love the outdoors, taking short trips to the mountains, hiking, fishing and asking over and over to hear stories from my last trip.

This year, four of us went on an archery elk hunt in the Eagle Caps in late September. I was really excited for this hunt because in 2016 — the last time I hunted the area — we had great interaction with a lot of elk but my physical conditioning failed me and I had to call it quits early. Hiking in rugged country and high alpine slopes is not for the office dwelling real estate broker.



Fast forward to 2022 and I was physically ready — but unfortunately, the hunting was very different this year. The elk population was really pressured hard by the wolves, and despite Caleb Howard calling in a nice five-point for me the first morning, which turned out to be our only close encounter all trip, the hunting was really hard. Lefi and JC probably hiked 70 plus miles that week, and Wes and I were over 50 miles each. Despite the challenges with the hunt and the lack of success, the incredible beauty of the Caps and the great fellowship had this hunt go down as one of my favorites in the last few years. God truly made the Caps some of the most ruggedly beautiful country in Oregon.

My second trip this year was a mule deer hunt in the high desert of eastern Oregon. This rifle hunt had me pretty excited for the opportunity to find some mature bucks and possibly even have a chance to harvest one. The week before we left though, the weather forecast came out and it was for a solid week of 85-degree blue sky days. If you’re not a hunter, you might think that sounds amazing but if you are, you know that those older mature deer might not even

move during daylight hours with this kind of weather — and it also means DUST! Lots and lots of dust everywhere.

After three days and glassing up over 100 deer, we had only seen two bucks and both were younger deer. Well long story short, we knew the odds of the hunt improving dramatically were slim and I do like deer meat a lot so Dan and I both shot freezer trophies and not wall hangers. Again a phenomenal trip despite some of the disappointments in the hunt. The fellowship aspect of hunting for me is something that is hard to describe, but it gives a group of people the chance to truly disconnect from the craziness of life for a few days — or a week — and recharge mentally.

I still have one more adventure back home in southwest Oregon as my wife, her brother, and his wife all have deer tags and I get to play guide here shortly when we see the weather improve in another week or so. ➤





## CALIFORNIA OUTDOOR PROPERTIES

### We Aren't Your Typical Real Estate Agents...

California Outdoor Properties is one of the largest farm, ranch, and recreational private real estate companies in California. We are not your typical real estate agents. We are doing something we love! We understand land. We enjoy the outdoors. We hunt, fish, raise cattle, and grow crops. We believe in the old West philosophy where a handshake is your word. Our success is based on our strong work ethic and our knowledge and love for the land. We specialize in buying and selling the

finest recreational, hunting, fishing, equestrian, farm, and ranch properties in California.

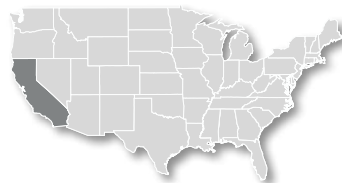
Since our inception, we've sold over two billion dollars' worth of real estate. We go above and beyond what normal brokerages offer. Through our expansive referral network and extensive local, regional, national, and international advertising, we bring buyers and sellers together. From 2011-2023, The Land Report has named us one of America's Best Brokerages. At the end of the day, it's the people we encounter that make these places truly special. We thank you for the opportunity.



Serving California | [CaliforniaOutdoorProperties.com](https://CaliforniaOutdoorProperties.com)



VACAVILLE, CALIFORNIA  
707.455.4444



“

*We wasted a year with another agent with zero results. This team came to us in April and we had an offer in May... After 4 weeks of jumping through hoops, they guided us through the process and kept our buyer apprised and interested with all the unexpected twists and turns.*

*Congratulations on a job well done!*

”

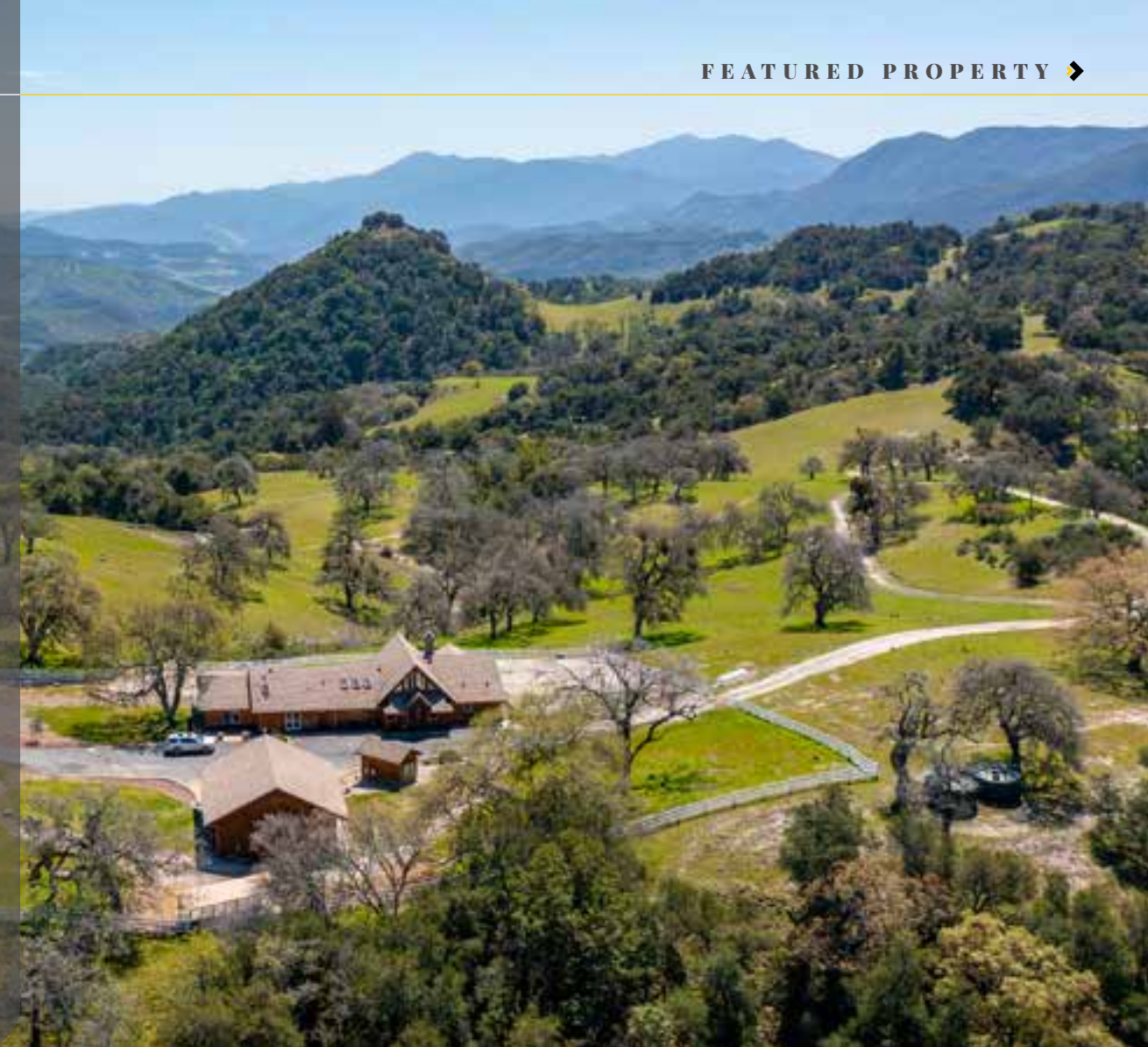
## BOEKENOOGEN CARMEL VALLEY RANCH

MONTEREY COUNTY, CALIFORNIA  
\$26,000,000 | 9,818± ACRES

Imagine 9,818 acres of coastal range land, with the highest peak on the Santa Lucia Mountain Range, overlooking the Salinas Valley, Carmel Valley, and the ocean! The ranch is set up for cattle operation running up to 200 pair year-round. There are multiple improvements including a ranch headquarters, main ranch house, hay barn, and an additional homesite. There is also a 7.5-acre vineyard with a variety of grapes. In the Williamson Act for lower taxes.

- Unique opportunity to acquire this large holding in Carmel Valley
- Extreme privacy and panoramic views in a tranquil setting
- Owner runs up to 200 pair year-round or 400 pair through the season
  - Impressive stock water system
- Several seasonal springs, creeks, and ponds
- 7.5-acre vineyard, rootstock 1103 P, vine spacing 9x6

◆ Donna Utterback, 530.604.0700, and Denny Prins, 530.410.5755







MORRISON RANCH

San Luis Obispo County, CA | \$4,095,000 | 3,852.93± Acres

- Run 150-200 pair for the season
- Two wells, several springs and creeks
- Rolling hills and rangeland make for an excellent livestock operation
- Some acres of flat ground provide vineyard opportunities

Todd Renfrew, 707.455.4444



MAGONIGAL RANCH

Placer County, CA | \$2,700,000 | 359± Acres

- Historically the ranch has been used for seasonal cattle grazing
- Stunning views of the Sacramento Valley, Sutter Buttes, and Sacramento city skyline
- This ranch is a clean slate that could go in many directions

Sandy Ballou, 916.261.8192, and Bruce Renfrew, 650.773.1863



CANTINAS RANCH

San Luis Obispo County, CA | \$3,500,000 | 587.33± Acres

- Excellent hunting property
- Currently being used for cattle grazing
- Multiple ag and recreational opportunities
- Short drive to nearby Paso Robles and San Luis Obispo

Rea Callender, Ed Perry, and Janet DeLeo 707.455.4444



TRINIDAD DEMONSTRATION FOREST

Humboldt County, CA | \$2,250,000 | 32± Acres

- 32 acres of redwood timberland
- Two legal buildable parcels per county
- Easy access from Highway 101
- Many beaches and state parks

Doren Morgan, 707.613.0582



CONSTANTIA RANCH

Lassen County, CA | \$10,999,999 | 4,872.24± Acres

- Productive agricultural property
- 1,325 irrigated acres; 3,547± acres of dry pasture
- 12 center pivots, one lateral
- Supports 100 pair of livestock over a six month season

Scott Ulch, 775.240.3668, and Todd Renfrew, 707.455.4444



HUMPHREY RANCH

Lassen County, CA | \$5,500,000 | 2,100± Acres

- Historically run as a year-round cattle ranch
- Two 140-acre pivots and a 2,200 GPM well
- Could be converted to summer grazing and hay sales ranch
- Solid 300-cow operation in a normal year

Scott Ulch, Marlene Boggs, and Peggi Vernon 707.455.4444



BUCKEYE CREEK RANCH

Colusa County, CA | \$14,950,000 | 9,493± Acres

- Quintessential recreation and entertainment ranch
- Currently leased out for hunting and cattle
- 7,000 SF home and 4,000 SF lodge
- One hour from Sacramento; two hours from San Francisco

Charlie Engs, John Ward, and Todd Renfrew, 707.455.4444



PINTO RANCH

San Diego County, CA | \$9,950,000 | 1,100± Acres

- Grand retreat center used for group, training events, or family gatherings
- Architecturally restored home along with additional improvements
- Spring-fed pond and two wells
- Start a vineyard, create a wellness retreat, or family compound

Lance Doré, 619.663.9925



Vacaville, California | 707.455.4444 | info@caoutdoorproperties.com

CaliforniaOutdoorProperties.com





### RR RANCH

Shasta County, CA | \$1,750,000 | 1,796± Acres

- Ranch has historically run 200 pair
- Multiple ponds and watering holes
- Dry Creek runs through the property
- Great views for potential homesites

Scott Soder, 530.727.7572



### MARTINS HAY RANCH

Lassen County, CA | \$1,290,000 | 200± Acres

- 200 irrigated acres
- High producing ag well, two pivots
- High yield hay crop (up to eight ton per acre)
- Several outbuildings

Darcie Stewart, 541.690.4105



### I-5 & SHIELDS 1 ALMONDS & OPEN GROUND

Fresno County, CA | \$1,920,000 | 160± Acres

- 80 acres of high producing almond trees
- 80 acres of open ground
- Double drip line irrigation
- Close proximity to Interstate 5 and the town of Firebaugh

Danny Medeiros, 559.433.6722



### COUNTY ROAD 11 FARM

Yolo County, CA | \$2,010,000 | 240± Acres

- Excellent orchard/vineyard opportunity
- 175.6 acres of Class 2 soil
- The property is fenced and used to graze cattle
- In the Williamson Act for lower taxes

Glenn Demuth, 707.372.8103

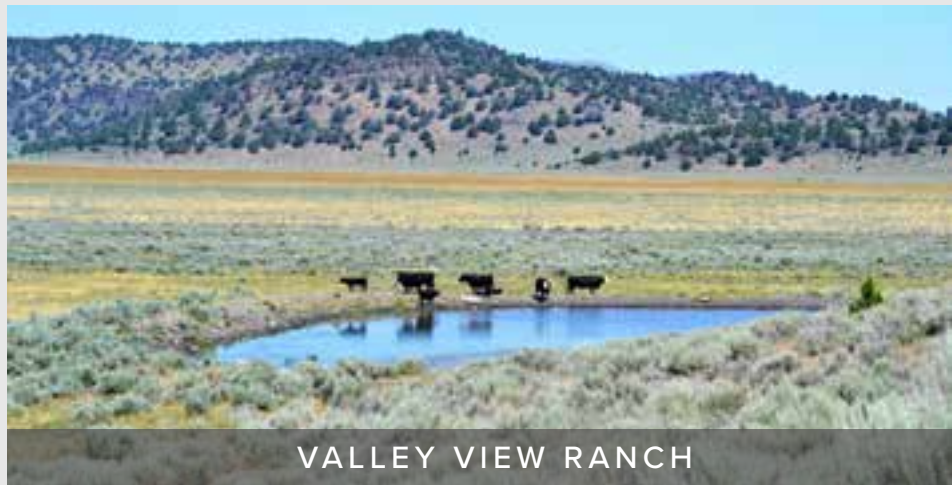


### NORTH FORK HUNTING CABIN

Stanislaus County, CA | \$999,999 | 312± Acres

- Private, secluded retreat, weekend escape or hunting ranch
- Multiple year-round water springs
- Abundant wildlife: pigs, deer and more
- Off-grid cabin just 1.5 hours from downtown Livermore, CA

Julie Baird, 650.218.7001, or Andy Pickering, 415.917.3133



### VALLEY VIEW RANCH

Lassen County, CA | \$995,000 | 950± Acres

- In the Williamson Act for lower taxes
- Ranch can run about 60 pair for the season
- Two story 1,326 SF home with large basement
- Several springs and seasonal ponds

Sara Small and Donna Utterback, 530.336.6869



### SHADY DELL ORGANIC HAY RANCH

Siskiyou County, CA | \$1,800,000 | 316.50± Acres

- Organic farmland and organic alfalfa hay
- Potential to grow strawberries
- Three wells, three pivots and solid set irrigation system
- Immediate access to Highway 97 for trucking

Kathy Hayden, Amy Friend, and Nicole MacAdam, 530.598.5336



### BIG SIGNAL WILDERNESS RANCH

Mendocino County, CA | \$1,890,000 | 160± Acres

- Seasonal creeks, two ponds, numerous springs
- Healthy stand of mature Douglas fir
- Backs up to tens of thousands of acres of federal wilderness areas
- Restored farmhouse, 10,000 SF restored pole barn, workshop and more

Jim Martin, 707.272.5507, or Brian White, 707.953.3807



Vacaville, California | 707.455.4444 | [info@caoutdoorproperties.com](mailto:info@caoutdoorproperties.com)  
[CaliforniaOutdoorProperties.com](http://CaliforniaOutdoorProperties.com)





## OUTDOOR PROPERTIES OF NEVADA

### In Celebration of Nevada

Outdoor Properties of Nevada was founded in 2016 to assist buyers and sellers of farm, ranch, and recreational real estate. We specialize in land, and we live it every day. Farmers, ranchers, and hunters; our agents truly live what they sell and bring unique expertise to the table. Understanding what it takes to sell outdoor properties is our forte. We are family-owned and operate with an old-fashioned set of values and a work ethic you rarely see today.

Nevada is a place of unparalleled contrast. For most, it brings to mind the desert: Smoke Creek, Black Rock, and

the Mojave. But Nevada is also home to our country's largest reservoir, snowy mountain ranges (after all, Nevada means "snow-covered" in Spanish), and rivers that churn and roil.

Agriculture and ranching are some of Nevada's most important industries, and the hunting here, is some of the best that there is. In a state with roughly 85% of its ground owned by the Government, land is an especially precious thing here. We are fortunate and thankful to be working with landowners in this incredible state. Give us a call! We'd love to talk to you.



Serving Nevada | [OutdoorPropertiesofNevada.com](https://OutdoorPropertiesofNevada.com)



VACAVILLE, CALIFORNIA  
775.455.0225



“  
*Your videos are about  
the best four minutes  
on YouTube without a  
doubt... Your marketing  
is unbelievable. Great job!*  
*Keep up the good work.*



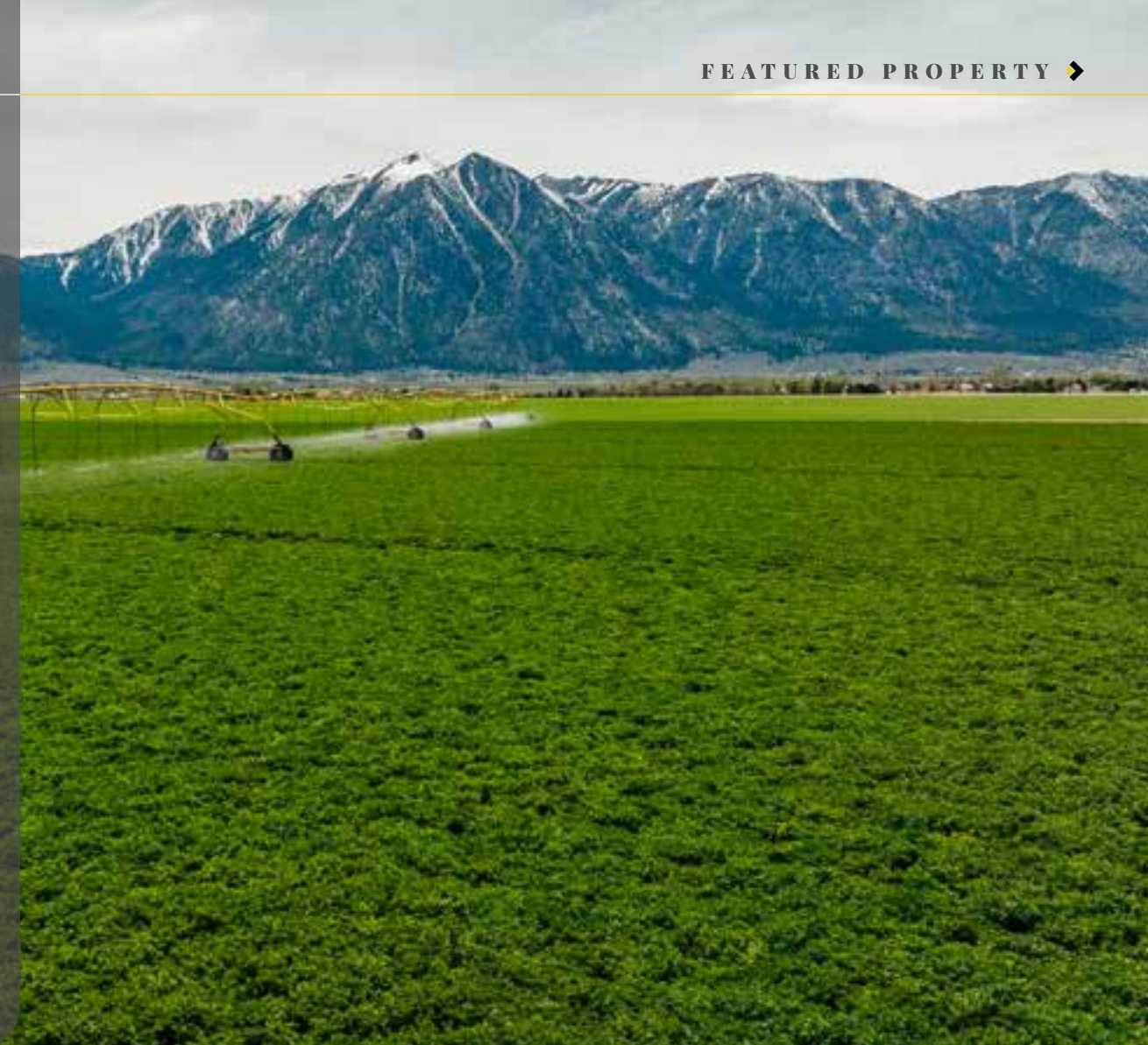
## BENTLY RANCH

DOUGLAS COUNTY, NEVADA  
\$90,000,000 | 12,369.69± ACRES

This incredible 12,369.69 deeded acre property is being sold as one unit, offering a once in a lifetime opportunity. The owners started to accumulate land in Nevada in 1997 and instituted a cattle program in 2012. Over the last several years, they have focused on sustainable farming, aiming to grow a variety of crops that are used in the distilling industry. What makes this possible are the senior water rights and the reservoirs used for irrigation. There are about 6,046-acres irrigated with 34 pivots. Water on the property includes 3,746-acre-ft Mud Lake and 1,784-acre-ft East Valley Reservoir. Senior water rights are from the West and East fork of the Carson River.

- Surrounds the cities of Minden and Gardnerville, Nevada; just minutes to downtown. 25 minutes to Lake Tahoe area
- Seven domestic wells and nine ag wells
- Currently grown: wheat, rye, barley, and oats as well as premium alfalfa
- Multiple improvements: ten homes, four bunkhouses, seven shops, five horse barns, 12 hay barns, 12 storage barns, feedlot and compost facility

► **Todd Renfrew, 707.455.4444**







FLOWING WELLS AKA CHICKEN RANCH

Elko County, NV | \$2,500,000 | 718.28± Acres

- Great potential for off-grid homestead, continued ag use, or more
  - Two artesian wells and two springs
- 1,300-acre-feet of water rights, effective water duty for 325 acres
- In Game Management Unit 121, deer, elk, antelope, & more in the area

Ellie Perkins, 775.761.0451



WEBER RANCH

Lincoln County, NV | \$1,750,000 | 120± Acres

- 140-acre feet of water rights
- Year-round Clover Creek runs the length of the property
  - Great small livestock or equestrian property
- Beautiful spot for camps, retreats, and special events

Ellie Perkins, 775.761.0451



RUBY MOUNTAIN RANCH

Elko County, NV | \$3,490,000 | 3,197.54± Acres

- Set at the foot of the “Swiss Alps” of Nevada, the Ruby Mountains
- 2,296 deeded acres of mountain land with creeks and canyons
- 900 deeded acres of meadow and sage adjoining the Spring Creek Development
- Many possibilities on the ranch; Build your deam home or family retreat

Todd Renfrew, and Ellie Perkins, 707.455.4444



GARDNERVILLE GRANDVIEW RANCH

Douglas County, NV | \$4,500,000 | 142.98 ± Acres

- Coveted water rights to the Carson River
  - Fully fenced and cross-fenced
- Spacious 40x90 pole barn; versatile storage and livestock space
- Charming 1,300 SF home with two bedrooms, an office, and two bathrooms

Todd Renfrew, 707.455.4444



TEN MILE RANCH

Elko County, NV | \$1,499,000 | 503.97± Acres

- Surface water rights from two creeks
- Potential to lease additional deeded acres, improvements, and BLM permit
  - Great for small livestock or horse operation
- Close to Lamoille Canyon and South Fork Reservoir Recreation Area

Ellie Perkins, 775.761.0451



HUNTINGTON CREEK RANCH

Elko County, NV | \$299,000 | 200± Acres

- Surface water rights for 30 ± acres
- Over 1/2 mile of Huntington Creek
- Beautiful views of the Ruby Mountains
- Great area for outdoor recreation and hunting

Ellie Perkins, 775.761.0451



WASHINGTON CREEK RANCH

Lander County, NV | \$2,950,000 | 637.37± Acres

- 500 water-righted acres, 637± total
- 300 acres cultivated, mainline and power in place to add 200 acres
  - Surface water rights on three mountain streams, three ag wells
    - Six pivots, four wheel lines

Ellie Perkins, 775.761.0451



DIXIE RANCH

Pershing County, NV | \$3,480,000 | 63.96 ± Acres

- 64± acres, fenced for horses and livestock; Ten irrigated acres
- Custom 3,000 SF, three-bedroom, three-bathroom ranch house
  - Buena Vista Creek meanders through the property
- Schoolhouse, caretaker home, apartment, 1890 adobe home, and more

Todd Renfrew, and Ellie Perkins, 707.455.4444



Vacaville, California | 775.455.0225 | OutdoorPropertiesofNevada.com





## GATEWAY REALTY ADVISORS

### We Have a Passion for the Agricultural Community and its Way of Life.

Gateway Realty Advisors is a non-typical, client-centric firm providing advisory and brokerage services that serve farm, ranch, land, equine and recreational client needs in the northern Rockies and northern Great Basin. They love what they do, love the land, love agriculture, and love the people they get to work with. And they get involved with their clients in helping wherever needed; from branding, gathering, sorting cows or moving equipment. They do all they can to help preserve the ‘culture’ of agriculture and to help aspiring young farmers and ranchers get established and grow their operations or help with succession planning for families. They live it themselves.

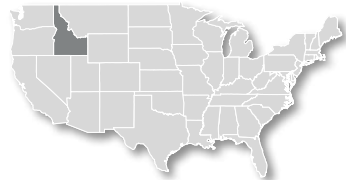
The Gateway team pride themselves not on how big or impressive the firm is, but on how successful their clients are and client’s goals are met. Covering especially the southern half of Idaho (and in other areas as client’s dictate), they are often told they are different from other brokerages, which is on purpose. They listen. They help clients even define and prioritize goals, while always helping educate. The team members have a diversity of experiences, backgrounds and expertise with the managing broker having over 38 years in managing a wide variety of real estate activities. As you consider your real estate issues, feel free to give them a call. They are always glad to sit and visit and help with strategies. You will be glad you did.



Serving Idaho | GatewayRA.com



WEISER, IDAHO  
208.549.5000



“

*You provide the  
professionalism, courtesy,  
and dedication the best  
of them have to offer.*

*Thank you again for the  
huge contribution you  
made to this project.*

”

## FAIRCHILD FARM

WASHINGTON COUNTY, IDAHO  
\$5,300,000 | 775.94± ACRES

Fairchild Farm in Midvale, Idaho is a beautiful and productive, riverfront farm with excellent irrigation water, soils, and farm ground for crops. With 776 total acres, it has 524 acres irrigated by five center pivots and 11 wheel lines with buried mainlines. Water rights from 1910. Big game, waterfowl and game bird on the farm and in nearby forests. This farm has been meticulously maintained year-by-year with no real deferred maintenance for a buyer to concern himself. A money-maker.

- 524 irrigated acres
- Excellent, ample water rights
- Five center pivots, 11 wheel lines and buried mainline
- Ideal area for lifestyle and work combination
- One mile Weiser River through farm: great waterfowl

► Lon Lundberg, 208.559.2120







### ROCK CREEK RANCH

Washington Co, ID | 54.32± Acres | \$1,478,000

- End of road privacy on four legal parcels
- Incredible, unofficial “barndominium”
- Meadows, pasture and seasonal stream
- Pheasant, quail, mule deer and more game
- Three-bed, two-bath home, garage, shop and mountain view
- Excellent habitat for bird, livestock and wildlife
- Minutes outside Weiser and US 95 but feels like ‘yesteryear’

Lon Lundberg, 208.559.2120



### THORN CREEK RANCH

Adams Co, ID | \$360,000 | 24.75± Acres

- Excellent alfalfa and grass hay production
- Excellent water rights with wheel lines
- Big game, mule deer, elk, pheasant, quail
- Beautiful mountain views

Lon Lundberg, 208.559.2120



### VALLEY VIEW – THREE EXQUISITE RANCH PARCELS

Washington Co, ID | from \$445,000 each | 20± Acres

- Cuddy, Hitt, Council, West and Indian Mountain views
- Unobstructed views in all directions
- Exceptional entry gateway with wide road
- Two ag lots allowing livestock grazing and hay

Lon Lundberg, 208.559.2120, and Ryan Barton, 208.477.9161



### SLEEPING INDIAN RANCH

Washington Co, ID | \$4,000,000 | 3,572± Acres

- 3,572 deeded acres + BLM allotments
- Excellent water rights
- Big game, mule deer, elk, pheasant, quail
- Snake River: great waterfowl

Ryan Barton, 208.477.9161



### WEISER RANCH

Washington Co, ID | \$760,000 | 24.67± Acres

- 24.67 irrigable acres with wheel lines
- Excellent water rights
- Three-bed, two-bath, 1,861 SF home with sunken tub
- Workshop, garage and two RV hookups for guests

Ryan Barton, 208.477.9161



### SCHROCK RANCH RETREAT

Adams Co, ID | \$1,375,000 | 20± Acres

- Gorgeous custom-built 5,146 SF home
- In a setting that simply takes your breath away!
- Could not be replicated at this price
- Incredible shop “barn”
- Fruit trees, pasture and RV spots
- Ringed with mountain views in all directions
- This region is a sportsman and hunter’s paradise



## CORDER AND ASSOCIATES, LLC

### Living the Life We Sell!

From the eastern plains of Montana, sprawling over the rugged Rocky Mountains that transcend the Big Sky, to the untamed spirit of the West in Wyoming, easterly erupting over the badlands of North Dakota, and south into the vivid landscapes of Colorado, Corder and Associates represents properties that we dare you to dream about. With agents throughout Montana, Wyoming, Colorado, and North Dakota, we offer an intimate knowledge of each community while providing clients with a trusted partnership to find them the finest farms, ranches, and recreational properties. We Live the Life We Sell™. As outdoor enthusiasts and participants in agriculture ourselves, we facilitate investments and sales based on our extensive knowledge of the market and your needs and desires.

Selected by the Land Report as one of America's Best Brokerages for several years running, Corder and Associates is comprised of a team of real estate agents, brokers, and professionals that share the same love for the land. Trampus and Staci Corder, brokers/owners, have operated in the agricultural industry for over 30 years giving them authentic, first-hand experiences to better relate to clients. Corder and Associates is committed to providing elite services that set us soaring above other companies. Our team of agents and brokers includes professionals such as a Certified Crop Advisor, a Wildlife Biologist, 5th generation farmers and ranchers, and a Certified Professional Agronomist. Giving back to the communities that we serve and live in is part of our mission that is carried out through our Give Pack Program in which every agent donates a portion of their earning to a nonprofit of their choice.

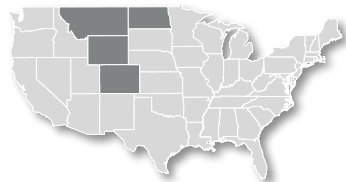


Serving Montana, Wyoming, Colorado, and North Dakota

# CORDER

AND ASSOCIATES, LLC

FORT BENTON, MONTANA  
833.783.3224



“

*Corder and Associates did a wonderful job selling three parcels of rural land for us. They made the entire process easy and professional, keeping us informed every step of the way. Their marketing of this land was impressive and 1st class. We live out of state and everything was done electronically. We feel very fortunate to have found Corder and Associates! Highly recommend them for any real estate business you may have.*

”

## RIDGE ROAD RANCH

BROADWATER COUNTY, MONTANA  
\$2,900,000 | 1,549.45± ACRES

Experience Montana the way it was meant to be experienced: wild, natural, and serene. Magnificent terrain from rolling meadows blanketed with lush vegetation to towering pine trees illustrates this gorgeous property. The draws and wooded areas provide the cover that large game seek.

- A sportsman's paradise, the area has tremendous hunting opportunities!
- The ranch features operational and functional corrals near a one-bedroom dry cabin with power
- Perimeter fencing and some cross-fencing south of Ridge Road
- Several natural and developed springs flow throughout with stock tanks
- Greyson Creek traverses the property
- Access to the property is convenient and unrestricted

» Trampus and Staci Corder, 406.622.3224







CRYSTAL MOUNTAIN ROAD RANCH

Gallatin County, MT | \$1,100,000 | 97.22± Acres

- Peaceful 1,300 SF home with gazebo
- Mountain views and fishing nearby in Missouri River
- Four stall shop and two car garage
- Security cameras, oversized deck, underground sprinklers

Samantha Yearry, 406.202.4022



INTIMATE AND INVIGORATING LAKE VIEWS

Flathead County, MT | \$850,000 | 1.043± Acres

- 990 SF rustic cabin
- Heated three car garage
- Sprawling deck with views of Flathead Lake!
- Turn-key with furnishings

Kelsey Judisch-Eisenzimer, 661.281.5187



DRY GULCH RANCH

Sanders County, MT | \$1,500,000 | 90.445± Acres

- 2,504 SF home
- Barn with stalls, gazebo, sheds, Quonset, hay barn, corrals
- Conservation easement
- Adjacent to forest service

Lisa Hampton, 406.396.2527



LIVING LARGE IN LA BARGE

Lincoln County, WY | \$700,000 | 9.15± Acres

- Stunning 4,320 SF home
- Woodstove
- Borders BLM at edge of subdivision
- Metal garage that can be utilized as barn

Charlie Duffey, 370.380.6391



MOUNTAIN VIEWS YOU CAN'T REFUSE

Sweet Grass County, MT | \$600,000 | 43.288± Acres

- Antelope and deer frequent the grassy knolls
- Access to blue-ribbon fishing is just down the road
- Septic is in place
- Well that runs at 40 gpm

Cheyenne Wilson, 406.930.2323



CRAWFORD COUNTY ACREAGE

Montrose County, CO | \$547,000 | 8.99± Acres

- Horse property with round pen and hay barn
- 2,208 SF home
- Abundant water and wildlife
- Property connects to 22,800 acres of BLM

Shannon Guelzow, 970.889.3206



RAFTER J RANCH

Stillwater County, MT | \$2,699,999 | 2,104± Acres

- Cross-fenced to form five pastures
- Winter wheat, spring wheat, and cover crops on tillable land
- Several outbuildings and working corrals and sorting pens
- Artesian well that feeds every pasture
- Water rights to transfer; three springs
- Resident elk herd that traverses Rafter J Ranch

Zach McKinley, 406.799.2664





## DAKOTA PLAINS REALTY

### There is **NOTHING** Plain About Us!

At Dakota Plains Realty, our vision is to be the real estate company known for extraordinary service and guidance. We want to utilize our knowledge, expertise, and experience to provide a one-of-a-kind experience to all buyers and sellers, no matter the property type involved. We strive to build long lasting, quality relationships with our clients.

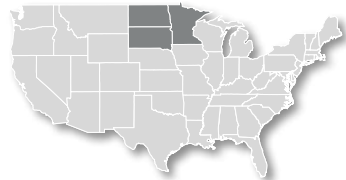
Ready to buy? Our experienced agents are dedicated to helping you find the perfect property. Whether it is residential, commercial, farm and ranch, ag land, hunting or outdoor recreation land — or even a relaxing lakeside getaway — we will work with you to find what best fits your lifestyle and interests. We understand that selling these properties requires a marketing strategy that will maximize exposure of your property to the largest number of prospects. With our experience and connections nationwide, we are the perfect partner to sell your property.



Serving North Dakota, South Dakota, and Minnesota  
DakotaPlainsRealty.com



FARGO, NORTH DAKOTA  
701.566.7080



“  
*Darin, I just want  
to say thank you  
for all your help  
selling my ranch  
and helping find  
a new place to  
call home.*

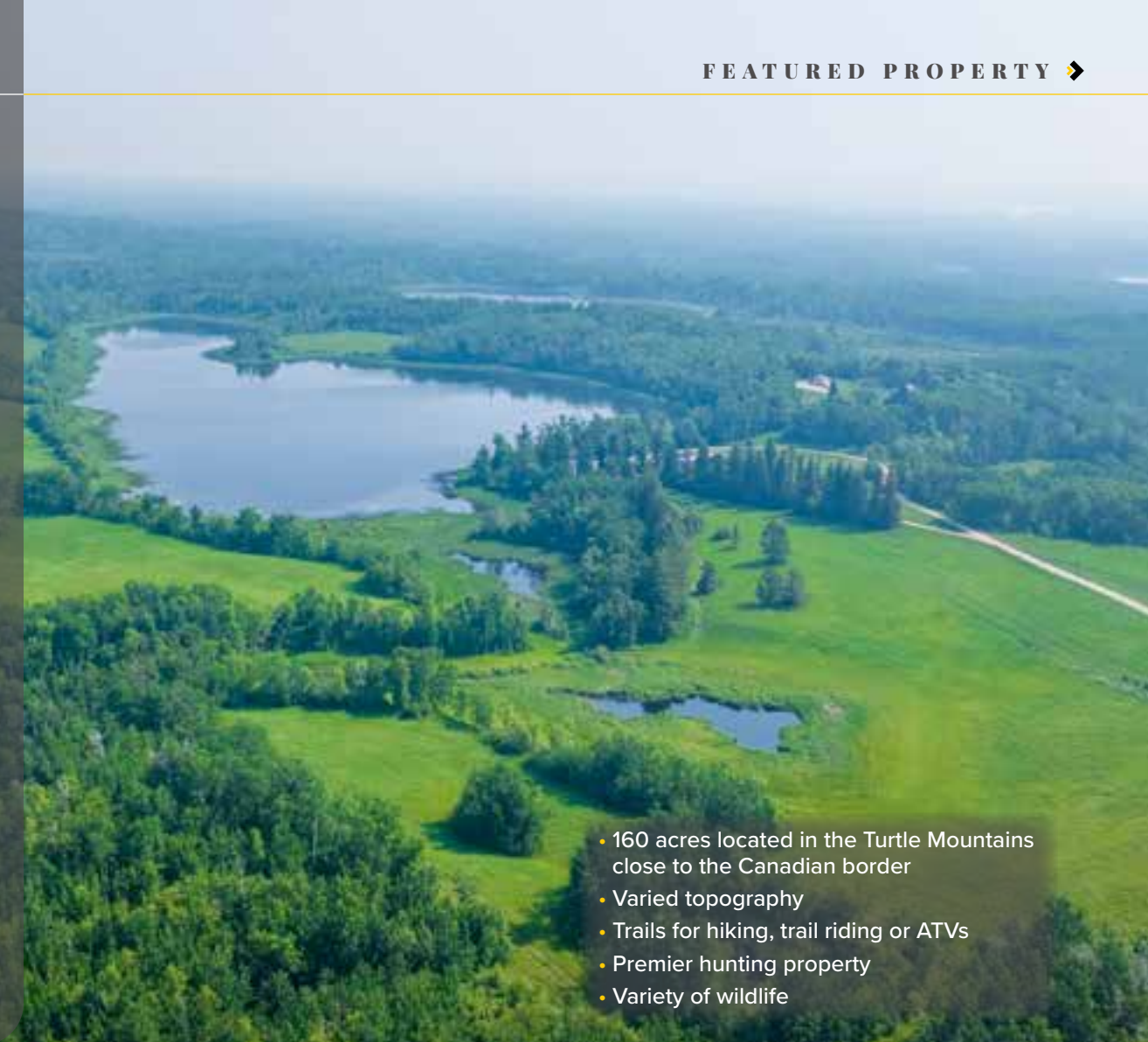
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## HART HUNTING PARADISE

BOTTINEAU COUNTY, NORTH DAKOTA  
\$640,000 | 160± ACRES

Bottineau County 160 acres of prime hunting land located in the Turtle Mountains close to the Canadian border. Here is your chance to get some land that offers serious sized whitetails! Located just east of the main part of the Turtle Mountain state forest (Dahlen), you will also notice that to the east of the property on the borderline starts another piece of state land. This land has some nice cleared out areas with grasses and alfalfa mixed in that the elk love to eat on. The property has miles of groomed trails for walking, trail riding or ATV. The middle section has a nice change in topography which is a good open spot for food plots. If you like to waterfowl hunt, this place has a few nice large ponds for mallards, wood ducks and more. Opportunity for someone to set this up for grazing, haying on the alfalfa or a few food plots and then wait for the wildlife to appear once they get up from being bedded down in the thick forest land. You will see everything from coyotes to fox, whitetail to elk to beaver, turkeys and more.

► Darin Milbrath, 701.306.0461, and  
Vivian Thingelstad, 701.793.1202



- 160 acres located in the Turtle Mountains close to the Canadian border
- Varied topography
- Trails for hiking, trail riding or ATVs
- Premier hunting property
- Variety of wildlife







MAIER LOT 1

Oliver County, ND | \$478,500 | 239.25± Acres

- Lot 2 to be sold with Lot 1
  - Tillable acreage
  - Set up for cell grazing
- Rural water with stock tank and pond



MAIER LOT 2

Oliver County, ND | \$320,000 | 160± Acres

- Lot 1 to be sold with Lot 2
- Amazing grassland for cattle
  - Set up for cell grazing
- Rural water to property along with stock pond/tank

Darin Milbrath, 701.306.0461, and Vivian Thingelstad, 701.793.1202



HETTINGER HUNTING HAVEN

Adams County, ND | \$497,970 | 301.80± Acres

- A sportsman's or nature lover's delight
- Very diverse terrain from rolling hills to flat prairie
  - Mix of forage, creeks, trees, and ponds
- Outstanding habitat for pheasants, grouse, deer, antelope, coyotes and more

Darin Milbrath, 701.306.0461, and Vivian Thingelstad, 701.793.1202



ANETA LAND WITH INCOME

Nelson County, ND | \$110,000 | 78.73± Acres

- Income producing with CRP contract
- Ponds and reed cover make this a great waterfowl parcel
  - Deer, grouse and pheasant opportunities

Darin Milbrath, 701.306.0461, and Vivian Thingelstad, 701.793.1202



STOCK 515

Marshall County, MN | \$515,000 | 515± Acres

- Huge piece of hunting heaven
- Natural habitat area for a variety of wildlife
  - Natural water areas
- Located near Thief River Falls

Darin Milbrath, 701.306.0461, and Vivian Thingelstad, 701.793.1202



SARGENT COUNTY 160 ACRES

Sargent County, ND | \$232,000 | 160± Acres

- Hunting property featuring:
  - Upland game
  - Waterfowl
  - Whitetail deer

Darin Milbrath, 701.306.0461, and Vivian Thingelstad, 701.793.1202



ALEXANDER EXECUTIVE HOME

McKenzie County, ND | \$3,950,000 | 1,879.84± Acres

- 7,700 SF home
- Beautiful view of the Missouri River that is lined with tree cover for wildlife
  - Some tillable and fenced acreage
  - Six-stall garage

Darin Milbrath, 701.306.0461, and Vivian Thingelstad, 701.793.1202



DODGE ND 160 ACRES

Dunn County, ND | \$384,000 | 160± Acres

- Income producing from CRP contract
- Hunting: upland game, whitetail, antelope
  - Fenced
  - Rolling topography

Darin Milbrath, 701.306.0461, and Vivian Thingelstad, 701.793.1202



Fargo, North Dakota | 701.566.7080 | DakotaPlainsRealty.com



## J. CO. REAL ESTATE

### J. CO. Real Estate is a Family-Owned Company.

We are a third-generation farm family who wants to serve our clients as a premier real estate company, we pride ourselves on providing top-notch service to our clients. With years of experience in the industry, we have built a reputation for being knowledgeable, trustworthy, and dedicated to our client's needs. Our team of experts is committed to helping buyers and sellers alike navigate the complex world of real estate with ease and confidence.

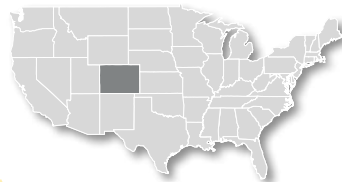
Whether you are looking to buy your dream home or sell your farm or ranch, we are here to help every step of the way. From market analysis and property valuation to marketing and negotiations, we have the expertise and resources to ensure a successful transaction. At our real estate company, our clients always come first, and we are committed to providing exceptional service and support to help them achieve their goals.



Serving Colorado | JCORealEstate.com



TIMNATH, COLORADO  
970.691.0752



“

*I have worked with Jena for over seven years now and will never use another realtor. She has sold all of our homes and helped us purchase our last two. Not only has she provided invaluable advice when purchasing or selling our homes, but I know that she has our best interests at heart.*

*She made the buying and selling process painless and as stress free as possible. She is the absolute best at what she does.*

”

## 32795 EAGLEVIEW DR.

WELD COUNTY, COLORADO  
\$1,720,000 | 1.76± ACRES

This modern rustic chateau is a custom home built by Schroetlin Custom Homes. It is located on a 1.76 estate lot in a gated community. This professionally designed custom home has warm and inviting masculine wood finishes combined with delicate quartz countertops, and an open floor plan on both main and lower levels. Floor-to-ceiling stone fireplace in the main living room, cedar accent walls and beams in main living areas, custom lighting and plumbing fixtures throughout with a huge primary suite bathroom that is connected to the laundry room and large walk-in closet. Large wet bar in the basement, pantry storage in the kitchen, and two sprawling covered patios on the front and rear. Great for entertaining.

- Modern rustic custom home
- Just under two-acre estate lot
- Located in the heart of Weld County, where luxury meets country

◆ Jena Martindale, 970.691.0752







### EAGLE VIEW FARMS AT SEELEY LAKE

Weld County, CO | \$250,000\* | 1.76± Acres

- Eagle View Farms at Seeley Lake lots \*starting in the mid \$200s
  - Just under two-acre estate lots
- Located in the heart of Weld County, where luxury meets country
  - Weld tap water available

Jena Martindale, 970.691.0752



### THE CAMBRIDGE

Weld County, CO | \$1,717,075 | 1.76± Acres

- Beautiful ranch facing west
- Located in the heart of Weld County, where luxury meets country
- Enjoy picturesque sunrises and sunsets from your back and front patio
  - Two-acre estate lot

Jena Martindale, 970.691.0752



### THE PACIFIC

Weld County, CO | \$1,787,580 | 1.71± Acres

- The Pacific is a beautiful modern ranch
  - Six-car tandem garage
- Nicely appointed on just under two-acre lot
- Located in the heart of Weld County, where luxury meets country

Jena Martindale, 970.691.0752



# LANDLEADER<sup>TM</sup>.COM



**ALL DEVICES.  
ALL PLATFORMS.  
ALL YOUR NEEDS.  
ONE BRAND BEHIND IT ALL.**



Timnath, Colorado | 970.691.0752 | JCORealEstate.com



# AG INVESTING GOES PRO

by TRAMPUS CORDER  
of CORDER AND ASSOCIATES

## INVESTMENTS IN AGRICULTURAL LAND ARE GAINING SOME RECOGNITION ON A UNIQUE PLATFORM!

Real estate has always been an efficient way to diversify an investment portfolio and can even provide regular cash flow from rental property. If you're new to investing in the real estate market, try starting with REITS or crowdfunding. REITS are real estate investment trusts that are investments in real estate companies that buy, hold, and usually manage commercial real estate. Experienced investors jump in and purchase real estate whether it be residential or commercial. This type of investing isn't tied to the stock market so it's different when the market falls. These investments can help you reach your financial goals and provide passive income.

### WHAT IS THE VALUE OF LAND?

The American dream is often thought of as owning a piece of land in the country

and prosper from it. The lack of inventory in today's market makes acquiring land a little trickier. Sales have definitely cooled in the Rocky Mountain states since 2021 when land would hit the market and be under contract within hours. States like Montana saw record-breaking sales at that time as a result of the pandemic and the mass relocating out of the crowded cities. In addition, the show Yellowstone romanticizes life on a ranch in Montana and its popularity has buyers flocking to find a seductive ranch to fulfill their dream. The market has changed. We have seen some price reductions, but sellers are still wanting to see those prices from the epidemic. Buyers aren't necessarily willing to offer those prices as the market is correcting. There is a substantial gap. Andy Rahn is the creator of Montana Land Source and reports that the median listing price is \$2,318 per acre currently. That is 15% higher than the 2021 listing prices. In

contrast, the median sales price per acre is \$1,288 in 2023, down 33% from the 2021 highs. Between the median list price and the median sale price is a spread of \$1,030 per acre. In 2021, the gap was more like a mere crack with a spread of only \$239 an acre.

### BIG RANCHES VS. SMALL TRACTS

The sales of larger high-end luxury ranches don't see the same gap in list and sales price and are still attracting qualified buyers. Those sales are continuing to procure top dollar. Doesn't the hike in interest rates affect the big agricultural tracts or even recreational land deals? Buyers in Montana that are looking for those big farms and ranches aren't financing so interest rates don't play a role. The Montana market is dominated by cash buyers making it difficult for the local producer wanting to expand operations to finance such sales. The investors that purchase have other means of income and don't need to involve a third-party bank. Land sales are becoming popular as investors shift their perspectives. Purchasing a luxury townhouse in New York isn't as viable as purchasing an expansive ranch with hunting opportunities and an entire ecosystem at work.

### AG INVESTING GOES PRO

Investing in agriculture has gained some some attention and has gone mainstream as farmland investments are getting the recognition long deserved for demonstrating strong returns and low volatility. In 2023, a group of pro athletes searched for a diverse set of agricultural assets to strategically invest their earnings. At the beginning of the year, Joe Burrow of the Cincinnati Bengals and NBA player Blake Griffin along with 20 other pro athletes from the NFL, NHL, NBA, and MLB chose to invest in agriculture and purchased a farm in northern Iowa for approximately 5 million dollars. The farm produces corn and soy-focused products. The athletes aspired to support American farms and farmers through such an investment.

### WHY NOW IS THE TIME

Investing in agriculture provides long-term and predictable returns. The risk is low. Since 1991, farmland has offered a consistent rate of return, averaging 10.74%. When the stock market sees lows and values decrease, farmland sees minimal effects and holds its value.

Investing in ag allows for growth in value. Cropland and farm real estate is seeing growth as values increased immensely from 2021 to 2022, by 12.4% to 14.3%. There's always demand for farm ground as the world continues to demand food.

Investing in farms and ranches is safer and offers diversification. If recession looms, land values rarely see direct and impacting effects. Such investments give patrons a way to make a positive change and support farmers and ranchers. ➤





## ROCKIN' R REALTY IN TEXAS

### Tony Richey was Raised with a Love for Hunting and Fishing.

His grandfather and grandmother made sure he knew how to hunt and shoot. Born in Oklahoma City and raised in Blanchard, Oklahoma, Tony also has a love for horses and learned to train under Boyd Morris. After graduation Boyd sent Tony to Louisiana with a string of thoroughbreds. From there he trained all over the US for 38 years.

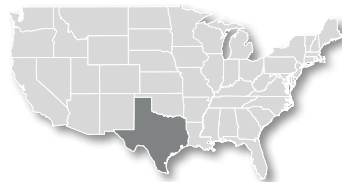
Tony and his wife bought a farm in Tyler, Texas, where he and his family are now in the roping horses and hay business. Mr. Richey decided to become a REALTOR® in 2014 and specialize in farms and ranches. Throughout the years, he has received platinum, diamond & titan club recognition with RE/MAX. Tony is a member of the RE/MAX hall of fame and in 2022 was ranked #6 in the state of TX as an individual agent. Give Tony a call for all of your farm and ranch needs!



Serving Texas



TYLER, TEXAS  
903.520.0044



“

*Tony has been my exclusive broker*

*(sales and acquisitions) for*

*four years (43 transactions —*

*\$300,000 to \$5MM per engagement).*

*He takes the initiative, well beyond*

*marketing, in facilitating with*

*lenders/appraisers/surveyors/*

*improvement contractors/ local*

*officials, in working towards a*

*successful sale or purchase.*

”

## RIO NECHES RANCH

SMITH COUNTY, TEXAS  
CALL FOR AVAILABILITY  
\$26,500,000 | 1,200± ACRES

Rio Neches Ranch is a unique, thought out property with absolutely everything imaginable. Rolling manicured hills of coastal Bermuda grass makes you feel like you are living on a golf course without the golf. Miles of Neches River frontage also makes it a hunting paradise; ducks and deer are plentiful, along with hogs that run the river bottom. Fishing and water sports on the 40 acre lake makes it a great getaway for the kids and grandkids, complete with boat house and fishing pier. For the horse lover, there are two training barns, a round pen, and numerous paddocks close to the arena with all the amenities. A foreman's house, two rock houses and apartments make great places for your help to call home. This beautiful estate is also home to Pelle Legna Vineyards and Winery which produces some of the finest award winning wine. With manicured pastures, lots of lakes with miles of views — the Rio Neches is a must see.

► Tony Richey, 903.520.0044



- Beautiful 9,000 SF home with views over the hay meadows and lake
- Potential for large hay or cattle operation with miles of fenced and cross-fenced pastures
- Miles of beautiful trails for ATV or horseback riding and long nature walks
- Premier hunting property with versatility to support working cattle ranch, equestrian facility, recreational getaway, or all of the above







## LIVING THE DREAM OUTDOOR PROPERTIES

### Matching Exceptional Properties with Extraordinary People

Living The Dream, Inc. was formed by DW Hindman, with the mission to help outdoorsmen live out their dream by matching exceptional Missouri properties with extraordinary people. DW, the broker owner, is an avid outdoor enthusiast and hunter and has a passion for this and strives to reflect this passion throughout his company. He has grown up in the business, following in his father's footsteps, Clifford Hindman, since the 1960s. During his career, he has been fortunate to have served as the President of the St. Louis Association of Realtors, while actively sitting on the Professional Ethics and Standards committee.

The principles of honesty, integrity, and professionalism were learned at an early age and handed down through DW's father and his peers in the industry. The best advice he ever received was, if you expect to last in

this business, there is no commission that is worth your reputation, and to treat everyone as you also would like to be treated. These tried and true principles have held strong now for 30 years, therefore they are the very ones that Living The Dream, Inc. and the entire staff live by. DW believes that the preamble in the Realtors Code of Ethics says it best, "Under all is the Land and upon the wise utilization of land and its widely allocated ownership depend the survival and growth of free institutions and our way of life". These are reasons as Americans we are free.

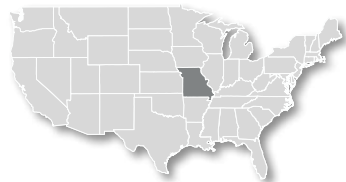
We feel that it's not just land we are selling, it's a lifestyle. That's our creed, and nobody sells these messages better than Living The Dream, Inc. Call us and we will show you our unique style of marketing land. We specialize in all types of outdoor properties; farms, ranches, recreational, timber, as well as river and lake properties. It's all we do and we are the best at it!



Serving Missouri, Kentucky, Kansas, Arkansas, and Illinois



LEASBURG, MISSOURI  
855.289.3478



“

*The Living the Dream  
Team have displayed the  
utmost professionalism  
as they helped with our  
search for a property.*

*Timely responses,  
extensive expertise and  
knowledge made  
the process a breeze.  
Highly recommended!*

”

## CRYSTAL SPRINGS RANCH

CRAWFORD COUNTY, MISSOURI  
\$3,875,000 | 475± ACRES

Crystal Springs Ranch is nestled in serene seclusion. This extraordinary property is a harmonious fusion of natural beauty and rustic charm. With the Mark Twain National Forest enveloping three sides, this private haven offers an unparalleled sense of escape and tranquility. The carefully curated dwellings on the property are thoughtfully plumbed with the purest spring water, seamlessly blending modern comfort with the essence of the land. Nature's gifts abound, from artesian wells to babbling spring-fed creeks that meander through the landscape, enhancing the idyllic atmosphere spanning nearly 500 acres.

- Restored 1930s log cabin with four bedrooms and three bathrooms, and a second home on the property
- Stocked, spring-fed pond and a seven-acre lake stocked with bass, bluegill, and catfish
- The expansive pastures are fenced and cross-fenced
- Whitetail deer, giant tom turkeys, black bear, and the occasional mountain lion call this home

» Darrell Hindman, 855.289.3478







### SHEPHERDS GLADE

Stone County, MO | \$2,400,000 | 56.8± Acres

- Just minutes from the Branson Strip, Silver Dollar City, and The Shepherd of the Hills
- Initial legwork of developing, including approval for a 300+ unit development with detailed blueprints and plans
- Rolling hills, valley and creek in beautiful Stone County, Missouri

Amanda Robertson, 855.289.3478



### CAMDEN COUNTY LONGHORN RANCH

Camden County, MO | \$1,358,000 | 388± Acres

- 165 acres of pasture with good mix of fescue and clover
- Fenced and cross-fenced pastures
- Several ponds, electric, and well
- Excellent deer and turkey hunting close to Lake of the Ozarks

Jeff Browning



### CALIFORNIA CONNECTOR 80

Moniteau County, MO | \$1,600,000 | 80± Acres

- Prime location with excellent development potential
- Property offers just under 4,000' of road frontage
- Dozens of build sites ideal for walkout basements
- Easy and quick access to highways

Joey Kidwell, 855.289.3478



### PHILLIPS FARM 222

Caldwell County, KY | \$1,349,900 | 222± Acres

- 117 tillable acres and 105 wooded acres
- Income producing farm that yields \$20,000-\$25,000 annually
- Excellent whitetail hunting due to impressive whitetail genetics in the region
- Equipped with two well-maintained barns and great white rock road

Kenneth Burgess, 855.289.3478



### BIG NIANGUA

Camden County, MO | \$3,000,000 | 300± Acres

- Over a mile of beautiful Big Niangua Riverfront
- Premier Missouri River frontage for launching and picking up floaters
- Over 70 campsites and 300 acres for primitive campers to enjoy — and five houses
- Turnkey campground located near Lake of the Ozarks

Jerry Hunter, 855.289-3478



### KINGS RIVER 194

Barry County, MO | \$2,700,000 | 194± Acres

- Mostly cleared, fenced and cross-fenced pasture on a full mile of lake frontage
- Located on the Kings River arm of Table Rock Lake
- Included is a US Army Corp of Engineers inspection report for a 12-slip boat dock
- Excellent deer and turkey and unbelievable fishing opportunities

Jeff Banning, 855.289.3478



### YOUNGS CREEK AGRICULTURAL FARM

Audrain County, MO | \$4,620,000 | 440± Acres

- Income producing, for a steady source of revenue
- Youngs Creek, a picturesque waterway flows through the property
- Several drainage and terrace systems to ensure fertile and productive soil
- Property is a natural habitat for all different wildlife

Hunter Hindman, 855.289.3478



### CAMP CREEK FARM

Phelps County, MO | \$2,905,000 | 578± Acres

- 6,500+ SF custom-built home with four bedrooms and three bathrooms
- Property hosts a rich variety of game, including large whitetail and giant tom turkeys
- Numerous outbuildings
- Close proximity to Gasconade and Big Piney Rivers for excellent fishing and floating

Darrell Hindman, 855.289.3478



Leasburg, Missouri | 855.289.3478 | LivingtheDreamLand.com





TRANQUIL HAVEN ESTATE: A Luxurious Retreat on 48

Franklin County, MO | \$850,000 | 48± Acres

- Custom-built 5,000+ SF five bedroom, 4.5 bathroom log home
- 40x60 shop with heated floors, electric and flanked by 16' lean-tos on each side
- Great mix of open and wooded ground with excellent hunting
- Incredible wrap-around porch overlooking the open ground

Ryan Shaw, 855.289.3478



GOLDEN SHORES ACRES

Barry County, MO | \$815,000 | 6.2± Acres

- Secluded wooded lakefront property with two boat slips
- Located off the main lake at the mouth of Kings River
  - Some of the best fishing Table Rock has to offer
- Included in the sale are two 10x26 boat slips

Brigitta Vance, 855.289.3478



SPRING CREEK RANCH

Texas County, MO | \$1,500,000 | 323± Acres

- Outdoor paradise with 80 acres of pasture; Remaining acreage is prime hunting land
  - Loaded with whitetail deer and turkey
- Riding trails, five ponds, and spring-fed creek running through property
- Beautiful two-story, custom-built six bedroom, 4.5 bathroom home

Jess and Wes Campbell, 855.289.3478



THE SPRINGS OF STROTHER CREEK

Iron County, MO | \$3,250,000 | 975± Acres

- Spring-fed Strother Creek traversing the property
  - Excellent mix of timber and lush grasses
- Three-bedroom, one-bath home and barns
  - Loaded with deer and turkey

Darrell Hindman, 855.289.3478



THE ENCHANTED 80

Dent County, MO | \$759,000 | 81.1± Acres

- Beautiful custom-built five bedroom, 3.5 bathroom home
- Large stocked pond with bluegill and largemouth bass
  - Loaded with deer and turkey for awesome hunting
- Beautiful mixed hardwoods and trails through out the property

Jenna Deason, 855.289.3478



CAPE ROCK 32

Cape Girardeau, MO | \$649,900 | 31.37± Acres

- Timbered property with an abundance of wildlife
  - Excellent whitetail deer and turkey population
- Just outside of the city limits with city water and sewer nearby
- Very private and bordering Cape Rock Drive and North Sprigg

Lance Cureton, 855.289.3478



MERAMEC RIVER RETREAT

Franklin County, MO | \$1,000,000 | 93± Acres

- One-of-a-kind property with over a mile of Meramec River frontage
- 100' tall bluffs offering incredible views of the river and a private beach to camp on the water
  - Well maintained trails on property
- Trophy bucks, large population of turkey call this home; Excellent fishing opportunities

John Echle, 855.289.3478



SIMOS SHACK

Pike County, MO | \$1,350,000 | 140± Acres

- Turnkey getaway / hunting farm with 30x40 pole barn, half finished as living quarters
  - Trophy whitetail deer, massive mature tom turkeys, quail and other wildlife
- Established trails, stand locations, including an elevated, insulated, hand-built blind
  - Secluded food plots, wet weather creek and three small ponds

Jeff Murphy, 855.289.3478



Leasburg, Missouri | 855.289.3478 | LivingtheDreamLand.com





## GREAT LAKES & LAND REAL ESTATE CO., INC.

### Helping you find your Perfect Home or Property!

Great Lakes and Land will help you buy or sell quality recreational and waterfront land and homes in Michigan's central and western Upper Peninsula. For those looking for a perfect place to hunt, fish, hike, or just enjoy acres of quiet woodland up north, we will help you find your perfect home or property in one of the most scenic areas of the Northern Midwest.

If you want to sell your home or property in Baraga, Houghton, Keweenaw, Iron, Menominee, Dickinson,

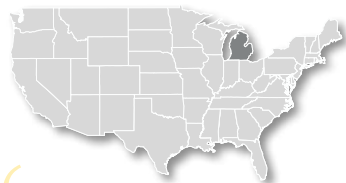
Marquette, Ontonagon, or Gogebic County, our extensive local contacts and partnership with LandLeader.com means a great combination of local up north experience and a worldwide network of interested buyers.

View our listings, then give one of our experienced agents a call at 906.524.6288 to discuss your specific interest in recreational and waterfront land and homes in Northern Michigan's central and western Upper Peninsula.

Serving Michigan and Wisconsin | [GreatLakesandLand.com](http://GreatLakesandLand.com)



MARQUETTE, MICHIGAN  
906.228.9312



“

*I have known Linda and Tim Keohane of Great Lakes and Land Real Estate Co., Inc. for over 10 years. They know and understand U.P. Property, the changing market, and the negotiating process. They are extremely trustworthy, efficient, patient, always professional, and just plain nice! I am very pleased to call them my Realtors!*

”

## 21800 WOLF LAKE RD

GOGEBIC COUNTY, MICHIGAN  
\$18,000,000 | 2,521± ACRES

Secluded Conference and Retreat Center on 2,521± Acre Wildlife Sanctuary! This exciting property is basically surrounded by the Ottawa National Forest in the Western Upper Peninsula of Michigan. It includes a large hotel-style guest lodge, a 200+ acre lake, several guest houses, and even a nearly mile-long runway for jets and private planes.

- This idyllic setting includes several smaller lakes, cabins, storage sheds, mechanic shop, barns, and plenty of space for hiking, boating, and fishing
- There are miles of curved, and gently sloped paved roads, and woodland trails throughout the property
- This is a great place to commune with nature – quiet sports include bird and wildlife viewing, and photography

» Tim and Linda Keohane, 906.250.4743







### WHISPERING PINES

Menominee County MI | \$888,000 | 0 Acres

- Executive home and one-twelfth club membership in private Michigan hunt club!
  - Club membership provides access to seven lakes, a tennis court, etc.
  - There are miles of trails that meander throughout the acreage
- Many year-round activities are available here — swimming, canoeing, hiking, hunting

Tim and Linda Keohane, 906.250.4743



### LARGE BIG MANISTIQUE LAKE

Mackinac County, MI | \$528,000 | 50± Acres

- There is 1,300' of lakefront located on the southwest end of Manistique Lake
- Beautiful 50-acre property has a mix of deciduous forest and woody wetlands to enjoy
  - Enjoy jet-skiing, swimming, boating, water skiing, pontoon boat rides, and tubing
- Along with trophy fishing, Big Manistique Lake is well known for outdoor recreation

Tim and Linda Keohane, 906.250.4743



### 43± ACRES AND RIVERFRONT CABIN

Marquette County, MI | \$578,000 | 43.80± Acres

- 2,800'±; Michigamme River
- 608 SF cabin; 30x50 pole barn; Solar and generator power
  - Near state and corporate CFA lands
- Excellent fishing and hunting; ATV and walking trails

Tim and Linda Keohane, 906.250.4743



### BEAUTIFUL WATERFRONT CABIN

Baraga County MI | \$488,000 | 1± Acre

- Waterfront cabin for sale! Located in "Three Lakes"
- Four lots with a combined frontage of 261'± on a sunset facing bay on Petticoat Lake
  - Area is known for snowmobiling; There are multi-use state trails nearby
  - Boating, fishing, swimming

Tim and Linda Keohane, 906.250.4743



### 667+ ACRES LOG LODGE WITH LAKES

Marquette County MI | \$2,750,000 | 667.42± Acres

- Great 1,246 SF log lodge
  - Gated property
- Two whole private lakes, shoreline on third lake
  - Acres of virgin timber

Rube Asgaard, 906.869.2343



### LAKE SUPERIOR SAND BEACH

Keweenaw County, MI | \$1,280,000 | 52± Acres

- This property has over 1,400' of sand pebble beach and is 52 acres in size
- Wade, swim, collect stones, and launch your sea kayak right from your very own property
- Eastern white pine, balsam fir, maple, northern white cedar, oak, paper birch, white spruce
  - The Jacobs Creek actually crosses it on its way to Lake Superior

Tim and Linda Keohane, 906.250.4743



### THE LOST BOWL

Ontonagon County MI | \$3,600,000 | 72± Acres

- The first time on the real estate market — The Lost Bowl
- 3,800' stretch of stunning sugar sand beach nestled along the shore of Lake Superior
- Access to miles of ATV trails and hundreds of miles of groomed snowmobile trails
- Build your own private beach paradise, or develop it into smaller shoreline parcels

Tim and Linda Keohane, 906.250.4743



### SUPERIOR SOLITUDE — LAKE SUPERIOR

Ontonagon County, MI | \$1,480,000 | 212.68± Acres

- 785'± on Lake Superior; 4,000'± on Flintsteel River
  - Beautiful 5,225 SF custom home
- 22x26 Lake Superior shore cabin; 30x54 and 30x80 pole barns
  - ATV, hiking and x-country ski trails

Tim and Linda Keohane, 906.250.4743



Marquette, Michigan | 906.228.9312 | GreatLakesandLand.com





24.81 U.P. INLAND LAKE WATERFRONT

Gogebic County, MI | \$297,000 | 24.81± Acres

- Michigan inland lake (24.81 acre) waterfront
- Parcel has 840'± of frontage on the southeastern shore of Stateline Lake
- The water and woodlands provide many year-round outdoor activities for everyone!
- The lot has great access via a wide maintained gravel road, and is sloped to the shore

Tim and Linda Keohane, 906.250.4743



SECLUDED FENCE LAKE LOT 15

Baraga County, MI | \$134,800 | 8.15± Acres

- 318'± on private lake; 310 acre fence lake
- Boating and swimming; Spectacular fishing
  - Protective covenants
- Nearby CFA land for hunting

Tim and Linda Keohane, 906.250.4743



REMOTE WOODED 119 ACRES

Baraga County, MI | \$178,800 | 119± Acres

- This area is considered the highlands of the southern foothills of Huron Mountains
  - Access property via somewhat rugged woods roads from the south
    - Bird watching, hiking, hunting, other
- Bear, geese, small game, turkeys, whitetail deer

Tim and Linda Keohane, 906.250.4743



MICHIGAN 114± ACRE RECREATIONAL

Baraga County, MI | \$120,000 | 114± Acres

- Hunting/recreational property for sale
- Many outdoor activities can be enjoyed year round at nearby lakes and parks
  - Nearby direct walk-in access to the Ottawa Forest Lands
- Bear, geese, small game, turkeys, whitetail deer

Tim and Linda Keohane, 906.250.4743



40+ MICHIGAN PRIVATE LAKE LOT

Baraga County, MI | \$368,000 | 40.02± Acres

- 40± acre private wooded lake lot with frontage on Fence Lake
- Lake is a spectacular fishery w/rainbow and brown trout, yellow perch, smallmouth bass
  - Gated access to development
- Fishing, swimming, water sports, snowmobiling (trails nearby)

Tim and Linda Keohane, 906.250.4743



ACREAGE ON BEAUTIFUL LAKE MEDORA

Keweenaw County, MI | \$298,000 | 24.4± Acres

- Lake Medora 24.4± acre parcel with 538'± of water frontage
- This scenic lake is surrounded completely by dense forest that has lots of wildlife
- The lake has five trail heads which are accessible for hiking, mountain biking and ATV use
  - Hunting, fishing

Tim and Linda Keohane, 906.250.4743



MICHIGAN GEM 32+ ACRES

Marquette County, MI | \$458,000 | 32.97± Acres

- Two-story cozy custom living area accommodates all your recreational needs
  - 32 acres of year-round accessible paradise awaits on a Township Road
- Endless possibilities: a homestead, a tranquil getaway, or a hunter's haven
  - ATV trails, bike trails, hunting

Kingsley Agassi, 906.235.4499



WOLF LAKE HIGHLANDS

Marquette County, MI | \$364,500 | 455.57± Acres

- Diverse wildlife habitat viewed from road network
- Additional trail riding on snowmobiles and ATVs; Access to Clowrey-Peshekee Trail
  - Over 1.25 miles of frontage on both sides of the Second River
- Dominant tree types are jack pine, white spruce, aspen, and white pine

Tim and Linda Keohane, 906.250.4743



Marquette, Michigan | 906.228.9312 | GreatLakesandLand.com





## CREEK COUNTRY REAL ESTATE

### Your Best Choice for Rural Real Estate in Northeast Tennessee

We are leaders in our work in rural and agricultural lands in Tennessee, an independent, full-service broker backed by many decades of experience in assisting families in their next move. If you are looking to sell, you'll be glad to see us here at LandLeader. We know what needs to be done to reach the market of buyers who are looking for just what you have. Every property is different and needs to be presented to match the buyer who needs what your property offers — so they can find it!

If you are a buyer, you probably know that finding your way around rural, agricultural areas is different than house searching, which is difficult enough. If you are seeking a farm, or even a raw piece of real estate to bring your own creation about, you probably know the process of finding the right piece can be daunting. That's where we come in.

We are interactive with you, making the right choices ahead of your arrival so that perfect match to what you need can be found.

Tennessee is very diverse in its land features. It is a very beautiful state, largely because its topography is vastly different as it changes at every turn. We know our way around! Big beautiful lakes flow between big impressive mountains. Hills and mountains rise, and valleys fall narrow and wide. The creeks flow, rivers run, and springs escape where they can through the mountains. And then, there's the weather. It's perfect! The seasons are full, and the views are astoundingly beautiful.

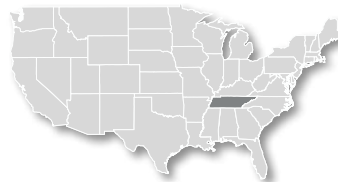
We hope you'll come and see us. We will be with you every step in the adventure, out there with you, walking and climbing, and driving the fields and over all there is to see.



Serving Tennessee | [CreekCountryRealEstate.com](https://CreekCountryRealEstate.com)



SNEEDVILLE, TENNESSEE  
423.733.9380



“

*Teresa was great to work with.*

*She spent time getting to know*

*me and why I wanted to sell*

*my property. She took time*

*to walk the property on*

*several occasions. She was*

*able to find the perfect buyer*

*and sell my property.*

*Lots of thanks to Teresa.*

”

## GORGEOUS CLINCH RIVERVIEW CABIN

HANCOCK COUNTY, TENNESSEE  
LISTED AT \$792,000  
37± ACRES | SOLD

Warm by the fireplace, sipping your favorite beverage, and enjoy the Clinch River AND mountains through a two-story wall of windows! Live the dream up high in a most beautiful setting, in a full log cabin that's in excellent condition, with plenty of room and storage, and the finish qualities everyone hopes for. You'll easily walk its landscaped yard, mature woods and lots of trails over its 37 acres. Families of turkey and deer travel daily up to the feeder in your backyard! A beautiful trail — especially during the fall and winter — goes down through the woods above the creek to a big spring pond. Need a nice 24x40 log workshop on slab with water, electric, a johnny closet, and a work sink? We've got you covered! PLUS, a 12x40 bonus room above it for hobbies, music, recreation, or guests!

◆ Teresa Suarez, 423.300.2548

- Recreational backyard playground, pond and trails
- Weather ready — full-house Generac, 250 gal propane tank
- Outbuildings — workshop with upstairs guest apartment, tool shed
- Gated entrance







MOUNTAINTOP HOMESTEAD PROPERTY

Hancock County, TN | **SOLD**  
listed at **\$90,000** | **9.33± Acres**

- Long-range views of farmlands and mountains
- Private, park-like driveway to the top
  - Two cleared tiers, ready to build
- Septic approved, public water, internet
  - Excellent roads to direct access
  - Scenic drive all the way
- Unrestricted land amid established farms
  - Well established, respected area
- Mountain view of the Clinch at the back
  - Multiple long-range mountain views to the front

Teresa Suarez, 423.733.9380



AMAZING CREEK AND WOODED MOUNTAINS

Hancock County, TN | **SOLD**  
listed at **\$159,000** | **82.63± Acres**

- Fabulous recreational property
- Two mountains divided by road
  - Constant, massive creek
  - Perch-like house site near top
- Amazing rock features and outcroppings
  - Rugged, steep terrain
  - Two streams
- Adventurous for hiking the mountains
- Picnic at the creek and navigate it by foot
- Great for bird and nature watching

Teresa Suarez, 423.733.9380

Hancock County, TN  
**\$459,900** | **1.58± Acres**

- 2,390 living area and attached two-car garage — ground level
- 1,210 finished basement under air and cold storage
- 27x40 3-car and 17x31 detached garages with electricity
  - 2,500 SF storage in all (garages with some in basement area)
- Very level, top of hill location, extensive patios
- Block basement on slab; Granite brick exterior
  - Stone, oak and tile floors throughout
  - Two fireplaces, one of stone
- Exceptionally beautiful, manicured grounds
- Impressive, stately approach, walls, and setting

Teresa Suarez, 423.733.9380



SPRAWLING VINTAGE RANCH-STYLE HOME

Hancock County, TN  
**Call for Availability**  
**\$310,000** | **96± Acres**

- State highway frontage
  - Fields lay at front
- Two or three springs, two ponds, two creeks
  - Old barn, old well head
  - Multiple build or camping sites
- Rises to the top of Renown Clinch Mountain
  - Once a part of the Appalachian Trail
- Two mountains converge at the ponds
  - Abundant wildlife, deer and turkey
  - Elevation rises with amazing views

Teresa Suarez, 423.733.9380



CLINCH MOUNTAIN





## JON KOHLER & ASSOCIATES

### Representing the Best Land Stewards in the Southeast

Jon Kohler & Associates is a brokerage and marketing firm that specializes in representing only the finest hunting plantations, ranches, and high-quality recreational properties in the Southeast. Since 2010 alone, we have closed 415,966+ acres, totaling more than \$1.475 billion in sales. With a business model unlike other brokerages — one based on client advocacy — we place an extreme emphasis on national and international marketing and due diligence specialization.

With a servant's heart and a passion for natural places, Jon Kohler & Associates was founded to show these lands should be in a market by themselves and is now regarded as the leading authority on high-quality properties, representing the best land stewards in the Southeast. With

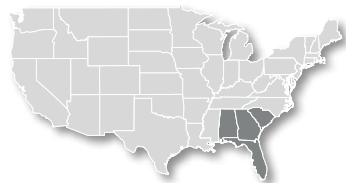
three decades specializing in this niche, our real estate brokerage, marketing, and advisor firm is best known as the preeminent source of knowledge of high-quality land, for our unmatched marketing, and for representing the top properties in this niche. We are founding members of LandLeader which currently has over \$1.5 billion in listings and a combined annual marketing budget of over \$1.2 million to promote our properties. In 2023, Jon Kohler was officially named the “No. 1 Recreational Land Broker in America” by the REALTORS® Land Institute, and Jon Kohler & Associates has been named “America’s Best Brokerage” by the Land Report for 14 years running. Our philosophy about these unique properties is that they are in an asset class by themselves. We are more than a traditional broker, our primary focus is to ensure good land stewardship is financially rewarded.



Serving Florida, Alabama, Georgia, and South Carolina | [JonKohler.com](https://JonKohler.com)



LAMONT, FLORIDA  
850.508.2999



“  
*Jon Kohler gets it.*

*He understands what*

*land is all about.*

”

– ALEXANDRA KAUKA  
SELLER OF  
CHINQUAPIN PLANTATION

## OLD MAGNOLIA

WAKULLA COUNTY, FLORIDA  
\$17,622,806 | 4,053± ACRES

A rare opportunity, this property encompasses two miles of deep-water river frontage on the St. Marks River, Gulf access, a second magnitude spring, deep water sink, and is the epitome of “Old Florida.” By all accounts, this is one of Florida’s last remaining coastal investments as one of the last large undeveloped, but developable, privately held properties on the entire FL/GA/AL coast.

- Preplanned for “higher and better use”
- 2,050± acres already fully platted
- Great recreation from a deer and turkey perspective
- Genetically superior Loblolly and Slash Pine
  - Great cash flow and exceptional conservation easement play
  - Ideal Social Storm Property™

» Jon Kohler, JD, 850.508.2999  
Erica Kohler, 850.459.8733







BLACK ISLAND ESTATE

McIntosh County, GA | \$1,900,000 | 107± Acres

- 180-degree unobstructed waterfront views
- 3,000 SF three-bedroom/three-bath home with great porches
  - Breathtaking sunsets and moss-covered oak canopy
- Half-acre stocked pond and covered boat lift/dock house

Lori Bembry Weldon, 229.977.6065



MOELL OAKS

Decatur County, GA | \$1,290,000 | 92± Acres

- Majestic live oaks, along with rolling pastureland
- Inviting 1,832 SF log home overlooking the farm
- Horse barn with loft and office, separate efficiency apartment
  - Great wildlife — borders other large farms

Walter Hatchett, 850.508.4564, and Brett Bryan, 850.556.4362



FLATWOODS TIMBER

Madison County, FL | \$826,5000 | 435± Acres

- Excellent timberland investment in one of the strongest pine markets
  - Large stands of mixed cypress swamps throughout
- Great deer and turkey habitat and excellent wood duck hunting
  - Hunting lease income potential

Walter Hatchett, 850.508.4564, and Cole Schwab, 850.838.7680



HIDEAWAY

Jasper County, SC | \$799,000 | 40± Acres

- A slice of heaven: close to civilization, yet peace from it all
- Borders Tulifinny Plantation and Gregory Neck Plantation
- Two newly constructed ponds with depths pushing 12 feet
- 24 miles from historic downtown Beaufort, South Carolina

Jason Hewett, 843.247.2009



LILLIAN FARMLAND + DEVELOPMENT

Baldwin County, AL | \$11,600,000 | 1,602± Acres

- The largest row crop farming operation on the market in the state
- Fertile farmland just 30 minutes to Pensacola, Florida and Gulf Shores, Alabama
- Exceptional agricultural investment, hunt lease with six-figure income
  - Significant higher and better use potential

Tim James Jr., 334.652.4517



MOODY PLACE

Taylor County, FL | \$2,940,000 | 855± Acres

- Long term incoming producing commercial timber property
- Rarely do privately owned tracts of this size become available
  - Excellent deer, turkey and duck hunting
- Camp house and three-quarter-acre pond + great roadways

Bruce & Donna Ratliff, 850.838.6362



FORT PIERCE

Baldwin County, AL | \$12,950,000 | 4,300± Acres

- Historic legacy property with world class hunting and fishing
  - One of most game-rich properties in the state
- Pristine bottomland hardwoods and diverse pine uplands
- Three-bedroom lodge, with outdoor pavilion with fireplace

Tim James Jr., 334.652.4517



CYPRESS HILL

Madison County, FL | \$3,525,000 | 198± Acres

- The quintessential gentleman's farm
- Three lakes: one 15± acre lake and two half-acre ponds with great fishing
- 5,395 SF four-bedroom/three-bath + two half-bath modern home built in 2020
  - Fully lighted five-stand skeet range

Jon Kohler, JD, 850.508.2999, and Walter Hatchett, 850.508.4564



Lamont, Florida | 850.508.2999 | JonKohler.com





# GUNPOWDER & GRIT: AN ODE TO THE LAND MANAGER

by JON KOHLER & ASSOCIATES

## AT JON KOHLER & ASSOCIATES, WE HAVE THIRTY YEARS OF EXPERIENCE WORKING BESIDE SOME

of the Southeast's most steadfast land stewards. Men and women who own land not necessarily for financial gain, but for spiritual reward. These landowners have a goal beyond present-day enjoyment and more toward historical reverence and conservation for the future. Keeping land natural and healthy is a lot of work! Unsurprisingly, it takes a team to do all this. In steps the Land Manager — the individual with the energy and know-how to implement the landowner's goals and turn these worthy pursuits into reality.

From day one of Jon Kohler & Associates, we've revered the land manager. To us, he likens with advisors from the Old Testament such as Daniel or Joseph in their role to the Pharaoh. The land manager may not be the king, but on these properties he's the closest thing to it. His power lies in the fact that the landowner knows he will not prosper without his solid work ethic or heeding their good advice. It takes a rare skill set of knowledge, ambition and resources to manage the constraints they are under. Put it all together — and they do it all, even in the high heat of July through September.

"I have to admit, I have a bit of envy for how land managers spend their day — until the dog days of summer." — Jon Kohler

While historically a physically laborious profession, today's land managers must bring a certain savvy to the job. They must understand today's science of land management. There are national and local resources, such as Quail Forever and Tall Timbers, that share knowledge and support to help with just that. However, with upheaval and supply chain issues the norm these days, land managers are running major operations, with high monetary value, on limited resources — given that prices on necessities such as fertilizer and fuel continue to rise. Shortages of things as simple as feed are commonplace.

"Wild quail and good aesthetics are number one, products of fire and number two, products of diesel." - Jon Kohler

Even with these challenges, if there is anyone on this Earth more passionate about a tract of land than the landowner himself, it is the land manager. Most likely, this individual has had his hand in land management since, well, someone they respected in their youth first introduced them to it. For most, it started with a

childhood reverence. Seldom does one just decide to go into this complex field without being grounded in the land.

"I believe God called me to land stewardship." - Walter Hatchett, Jon Kohler & Associates. "Even as an unsteady toddler, I always wandered off to the woods — much to my mother's horror. I just couldn't keep my eyes off it. I had a desire to know everything growing and living out in that wood — a feeling that still sticks with me today."

It takes that sort of passion along with a healthy dose of grit and a huge portion of work ethic to manage a tract of land along with the owner's goals and their guests' expectations — all with Mother Nature's input. The land, the weather, and the wild game are not completely in our control. We can plant a tract of pine today, only to have a pop-up windstorm knock half of it down tomorrow. Maybe it's that challenge — a bit of taming the wild — that gets the property manager out of bed before sunrise each day.

"The greatest reward from all those years managing property is going back, 30 plus years later, and seeing the results: Superior deer because of the management program I put in place years and years before. Or, a stand of trees I planted as seedlings that are now imposing sentinels of the property." - Walter Hatchett

There is something Biblical about caring for the land, and something equally redeeming about taking land that has been damaged and restoring it. It is in Genesis, the first book of the Bible, where God outlines man's dominion over Earth:

"God said, Let Us make man in Our image... and let them have dominion... over all of Earth..." - Genesis 1:26

The work done by land managers is directed by God. God created Earth. He gave man dominion over it. The land managers today are following his directive while also creating beauty and sustenance that will last well into the future.

So, here's to the land managers — those unsung heroes of land stewardship that are daily working the land, with a little bit of grit, and help and direction from God above. ➤



# TIMBERLAND REALTY

## Land is Our Passion — Client Satisfaction and Success is Our Commitment

We are committed to the land. We have vast experience as foresters, land managers, farmers, hunters, fisherman, and as owners of land, farms, timberland, camps and homes ourselves. We live the outdoor lifestyle. Recreational properties, residential, vacant land, farms, waterfront, riverfront, luxury properties and timber investment properties are the core of our business and have been since 1989.

Because of our forestry and general outdoors backgrounds, we are able to accommodate buyers and sellers better than the majority of traditional real estate firms due to our devoted interest in and experience with land and all its attributes. We get our boots dirty. We walk all the properties we sell and understand the attributes that create value. Our knowledge of timber,

water, wildlife and recreation combine to bring the best advice on selling or buying to our clients. Land is our passion; client satisfaction and success is our commitment.

No one else in this region can offer the level of marketing that we bring to your property for one simple reason; we own the exclusive marketing rights for New York, Pennsylvania, Ohio and West Virginia with LandLeader and LandLeader.com, the largest land marketing company in America. LandLeader provides specialized marketing for our listings both nationally and internationally.

Whether you are looking to sell or purchase property in New York or Pennsylvania, give yourself the advantage; put our passion, expertise and advanced marketing techniques to work for you.



Serving New York and Pennsylvania | [TimberlandRealty.net](https://timberlandrealty.net)



FALCONER, NEW YORK  
716.962.9935



“  
*I will recommend  
Timberland Realty to anyone  
who is interested in property!  
Extremely friendly, punctual,  
and made me feel like a friend,  
not a client. Everything  
went extremely smooth and  
I could not be happier.*



## CAMP DITTMER

ONTARIO COUNTY, NY  
\$3,700,000 | 317.04± ACRES

Former Boy Scout Camp with a 110-acre lake for swimming, fishing and boating, multiple lodges, cabins, campsites, hiking trails, great road system, stream, shooting range, commercial kitchen, room to expand and only minutes from Interstate-90!

» Brian Bullard, 716.499.5608



- 34 Buildings combine for over 22,700 SF
- Camping capacity of 450 based on current code
- Dining hall capacity of 275 at a time
- 110-acre lake with developed swimming area
- Excellent internal road and trail system
- ADA compliant facilities







### LAND O'GOSHEN CAMP

**Chautauqua County, NY | \$267,500 | 60± Acres**

- Rustic comfortable cabin
- Stocked bass pond
- Wooded property with well-managed timber
- Excellent deer and turkey hunting

**John Owens, 716.664.0750**



### SHAFFER MOUNTAIN

**Bedford County, PA | \$2,000,000 | 461.68± Acres**

- Significant timber value in maple, cherry and oak
- Excellent long-term timberland investment property
  - Existing trail system throughout the property
  - Multiple building sites

**Ronald Westover, 724.422.5525**



### ANDERSON WOODLANDS

**Centre County, PA | \$567,000 | 211.5± Acres**

- Wooded property with hardwood timber
- Adjoins Sproul State Forest — 300,000 acres
- Internal trails for hiking, hunting, equestrian or ATV
  - Diverse investment opportunity

**Ronald Westover, 724.422.5525**

**Chautauqua County, NY**

**\$975,000 | 311± Acres**

- Over three-quarter-mile of lake frontage on Bear Lake
- Over one million boardfeet of quality timber
  - Internal trails for truck and ATV
  - Great hunting for deer, turkey, ducks and geese
- Great fishing for bass, pike, muskellunge
- Quiet lake for boating, canoeing, kayaking
  - Nice lake view at north end
- Stream flows through the property
- Perfect quiet spot for individual or family

**Brian Bullard, 716.499.5608**



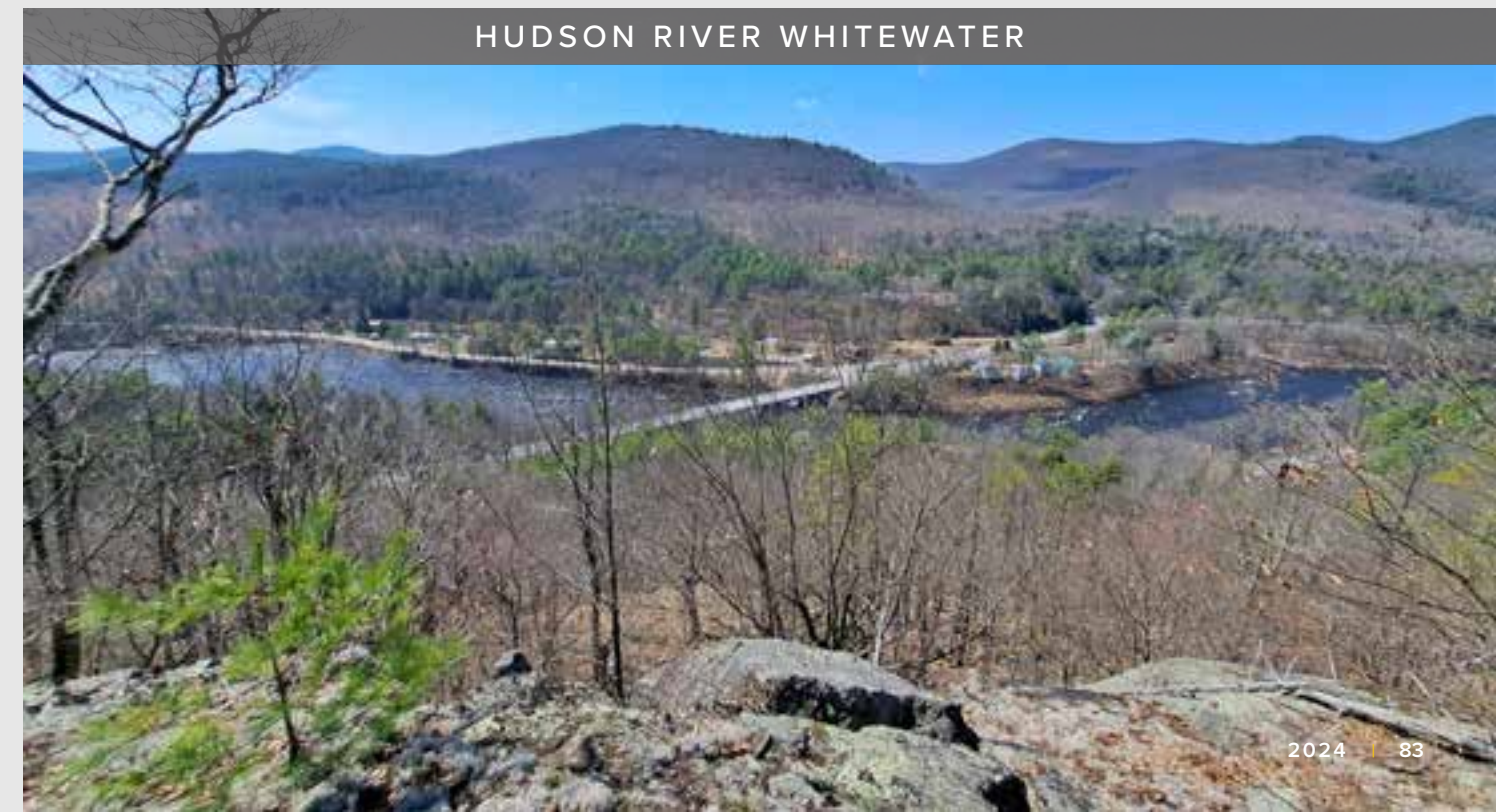
### BEAR LAKE BONANZA

**Warren County, NY**

**\$749,900 | 245.6± Acres**

- Three-quarter-mile of frontage on Hudson River
- Great for single family home or is subdividable
- Ideal for campground or equestrian facilities
  - Views of “The Glen”, the Hudson River and Dippikill and Gage Mountain
- Fisher tax program guarantees low taxes!
  - Excellent fishing on the Hudson
- Whitewater rafting, kayaking and tubing
  - High quality Adirondack timber
- Internal trails for hiking, hunting, equestrian or ATV

**John O'Donnell, 518.538.3373**



### HUDSON RIVER WHITEWATER







## PREFERRED PROPERTIES

### Land, Farms, Homes, Recreational and Getaway Properties

Preferred Properties is a team of Vermont and New Hampshire realtors with decades of specialized training and experience helping sellers and buyers of recreational and country lifestyle properties achieve their real estate goals. Serving all of Vermont and New Hampshire, we pride ourselves on being on the cutting edge of technology, marketing strategies, and trends for land, recreational, waterfront, and luxury real estate.

Our trademarked Impact Marketing System™ is the foundation of our success. For our timber, sugaring,

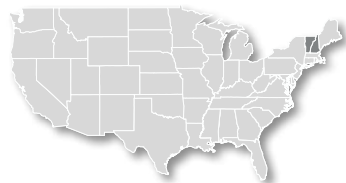
farm, and large acreage clients, we combine our highly experienced salespeople with talented local foresters and market-specific consultants for an efficient and effective method of assessing, marketing, and selling these properties. Our deep industry knowledge, local and regional connections, and unique sensitivity to our client's needs complement our excellence in negotiations, making the complex real estate process efficient and successful. Buying or selling, we have a reputation for being trusted advisors in complex environments. Contact us today to learn more about how we could work together!



Serving Vermont and New Hampshire | PreferredPropertiesVT.com



WILLISTON, VERMONT  
802.862.9106



“  
*The Land & Lake Guys  
team went that extra mile  
and advertised our  
property professionally,  
using state-of-the-art  
technology that appeals  
to today's buyers.*



## OFF-GRID PEACHAM RETREAT

CALEDONIA COUNTY, VERMONT  
\$350,000 | 103.3± ACRES

Experience one of the most magnificent views from your front porch. Overlooking the beautiful 338±-acre Peacham Pond, this 103.3± acre property is completely secluded yet easy to access. A remote 600± SF log cabin comes fully furnished and ready for this fall season. Hunt, hike, and hideout on your property or explore the 1000s of acres of nearby public lands. Off-grid Vermont recreational living awaits!

- State-issued wastewater permit for the conversion of the primitive camp to a two-bedroom home
  - Walk down your driveway and into the 26,000-acre Groton State Forest
  - Just a short .3-mile ride to access the VAST snowmobile trail
- Peacham Pond, Mollys Falls Pond, Lake Groton and others are minutes away
- Property conveys with an existing outhouse and a roof cistern for outside washing

» Curtis Trousdale, 802.233.5589







SUDBURY FARM & FOREST

Rutland County, VT | \$225,000 | 114± Acres

- Perfect for an estate, homestead, small farming operation, or hunting property
  - 22± acres of open farmland with the remainder wooded
  - Agricultural fields are currently leased and actively farmed
- Less than 15 minutes away from Lake Champlain and Lake Bomoseen!

Curtis Trousdale, 802.233.5589



PINNACLE SHOREHAM FOREST

Addison County, VT | \$185,000 | 45± Acres

- Over 2,000' of private river frontage along the Lemon Fair River
  - Beautiful views of the Adirondack Mountains
- Existing artesian well and four-bedroom septic system ready for your dream home
  - Extensive set of private walking/ATV/horse trails

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EXCEPTIONAL BRIDPORT BUILDING LOT

Addison County, VT | \$156,000 | 8.65± Acres

- Elevated, private lot with stunning, panoramic views of the Adirondack Mountains
  - Ideally suited for a magnificent home sitting high on a knoll
- State wastewater permit for a three-bedroom residential system in process
  - Only 20 minutes to Middlebury, Vermont — a well-known college town

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GREEN MOUNTAIN VIEW BUILDING LOT

Addison County, VT | \$112,500 | 7.5± Acres

- An excellent opportunity to build your dream country home with Green Mountain views
  - State wastewater permit for a three-bedroom proposed homesite in process
    - Lush open field surrounds the proposed future homesite
- Only 20 minutes to Middlebury, Vermont — a well-known college town

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GORHAM GATEWAY TO THE WHITE MOUNTAINS

Coos County, NH | \$399,900 | 76.6± Acres

- 1± acre of cleared land; potential future homesite with incredible White Mountain views
  - Shared, paved driveway offers easy access
  - Future subdivision and development possibilities
- Just 5 mins away from hiking the Appalachian Trail or kayaking the Androscoggin River!

Michael Wrobel, 802.272.2791



SHELBURNE FARMLAND

Chittenden County, VT | \$225,000 | 14± Acres

- Mostly open agricultural property
- A great opportunity to develop your dream homesteading property
  - Overlooks a riding stable and open fields
  - Less than ten minutes to Shelburne Pond!

Curtis Trousdale, 802.233.5589



EDEN COUNTRY BLISS

Lamoille County, VT | \$625,000 | 27± Acres

- Unparalleled mountain and lake views from this well-loved five-bedroom, five-bathroom home
  - Deeded, privately shared access to Lake Eden just .6 miles away
- Sliding glass doors and large picture windows to enjoy the views throughout
  - Oversized great room currently set up as a game room with a wet bar
    - Man-made spring-fed pond on-site
- Excellent proximity to year-round recreation, with Stowe just 30 minutes away

Michael Wrobel, 802.272.2791





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The Maine Outdoor Properties team are seasoned brokers in Maine's outdoor environment and the real estate world. We believe that every property is just

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“

*We have done several transactions*

*with the Maine Outdoor Properties*

*Team and many have been*

*very challenging, but they always*

*go above and beyond — from*

*getting us to properties in*

*either a seaplane or canoe,*

*to their experience in the forest*

*industry — and being on top of*

*every detail, every step of the way.*

”

## EQUESTRIAN DREAM W/RODEO & RIDING ARENA

PENOBSCOT COUNTY, MAINE  
\$3,000,000 | 70± ACRES

This unique Maine homestead includes two beautiful homes on 70 acres with a mixture of woods, fields and apple orchard. The owners hold a rodeo every September for charity that attracts participants from all over the country. The property would be the ideal venue location, equine center for boarding and lessons, fairground or your own personal equestrian estate. The owners have recently expanded the property with a new 80'x120' covered riding arena and two-story 24'x24' viewing area, walk-in freezer, updated concession building, an outside 158'x258' arena with Priefert P.P. Panels, 1000' of Ponderosa Fencing, stadium lighting, bleacher seating for 1,600 spectators, announcer's booth with a PA system, pavilion with VIP seating, 30' tall tower with six large horns and commercial grade appliances in the concession building to feed a large crowd. 42 RV sites, firepits, 32 amp electrical service and fiber internet available as well. Property also includes a five-stall barn with tack room, 60'x80' commercial garage with workshop and office space, 5 run-in sheds for horses, and two round pens that are approximately 70'x107' in diameter. You will not find another property in Maine like it.

- Includes two homes
- Apple orchard
- 80'x120' riding arena - four-bay garage

» Darryl Harvey, 207.653.1389  
Sally Harvey, 207.653.1555







PARMACHENEE BELLE

Oxford County, Maine | \$525,000 | 3.19± Acres

- Exclusive wilderness paradise in northwestern Maine
- Trophy native eastern brook trout fishery
- Access to over 30,000 acres behind gates
- 3.19-acre lakefront lot

Mark Leathers, 207.356.4388



CLASSIC FOUR SEASON MAINE LOG CABIN

Somerset County, ME | 157± Acres | \$440,000

- Four-season Maine log cabin
- Water frontage on Sand and Robinson Ponds
- Drilled well and septic system
- Close to public boat launch, beach, trails

Darryl Harvey, 207.653.1389, and Sally Harvey, 207.653.1555



ALLAGASH LODGE

Piscataquis County, Maine | \$499,000 | 2.3± Acres

- Remote northern Maine location
- Fantastic brook trout fishing
- Trophy moose, black bear, and white-tailed deer hunting
- Currently operated as a commercial sporting camp

Mark Leathers, 207.356.4388



EXCEPTIONALLY BUILT THREE-BEDROOM HOME

Somerset County, ME | \$290,000 | 111± Acres

- Spectacular mountain views
- ATV and snowmobile trails
- Drilled well and septic system
- Top of the line solar system, generator, and internet access

Darryl Harvey, 207.653.1389, and Sally Harvey, 207.653.1555

Hancock County, ME  
\$899,000 | 2.4± Acres

- Maine Sporting Lodge & Camps was established in 1929 and run as a boys' camp until 1937
- Frontage on Nicatous Lake & Stream, which are pristine waterways
- Nicatous Lake Region is a vast protected wilderness area
- The Lodge can be operated year-round or seasonally
- Off-grid power run by diesel generator and battery storage
- ATV and snowmobile trails
- Nicatous is located in a region of several lakes and ponds

Deb Henderson, 207.852.7577



NICATOUS LAKE LODGE & CABINS

Somerset County, ME  
\$750,000 | 7.5± Acres

- Successful Maine hunting and fishing lodge
- Separate owner's living quarters
- Three guest cabins
- Six-bedroom lodge with spacious dining
- Four barns and outbuildings
- House up to ten hunting dogs
- 7.5 acres
- Pond
- RV hookup

Darryl Harvey, 207.653.1389,  
and Sally Harvey, 207.653.1555



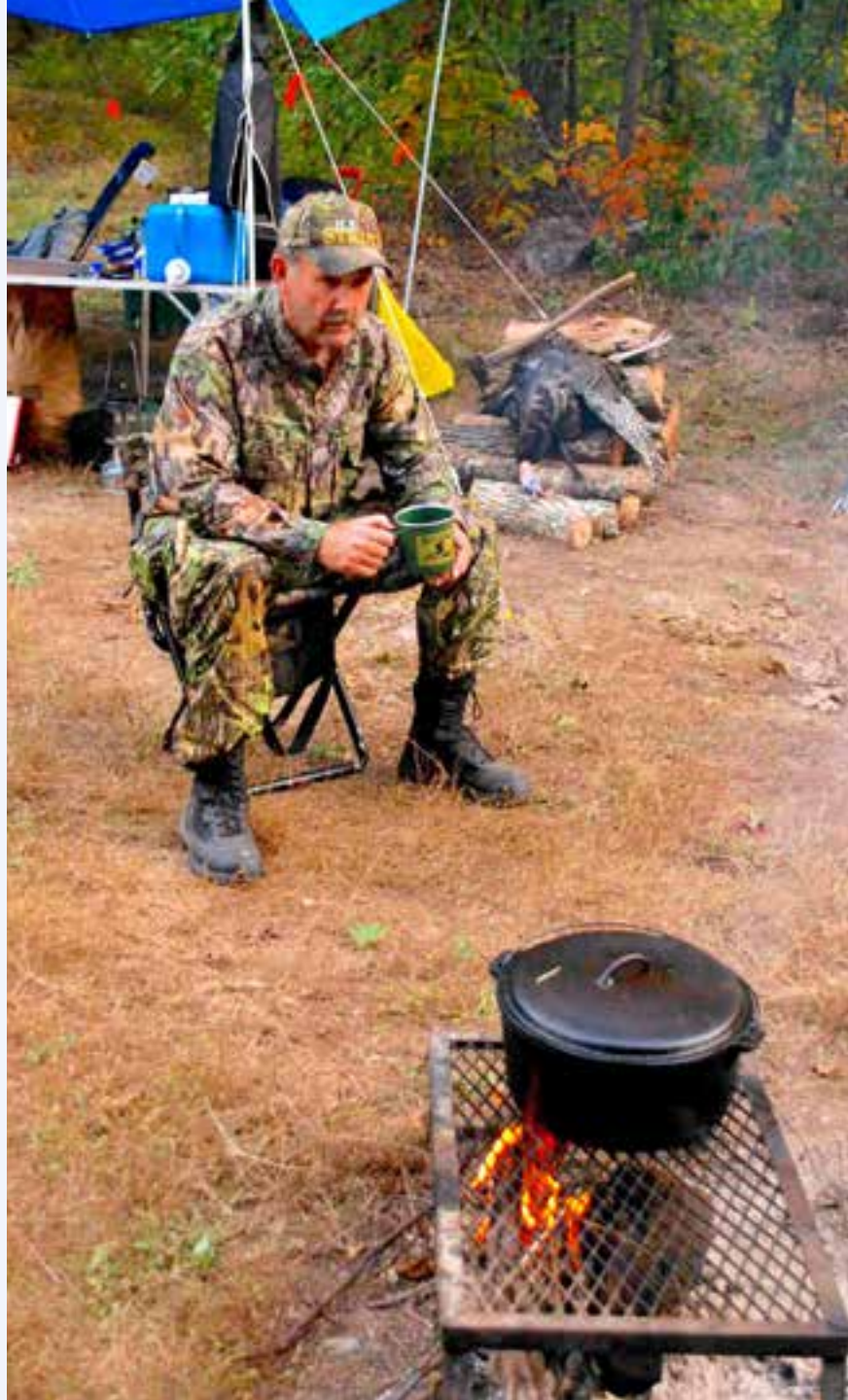
PINE LODGE





## TALKING TURKEY WITH WALTER PARROTT

**“GHOSTS OF THE AUTUMN WOODS”** is how Darrell Hindman, broker/owner of *Living the Dream Outdoor Properties* describes fall turkeys. I’ve sat around more than one campfire talking with Hindman to get his views and ideas about fall turkey hunting. To say he knows turkeys is a bit of an understatement. He and I both are grand fans of long time turkey hunting guru Walter Parrott. Parrott has won more major turkey calling championships than anyone in the world and he’s the only person to win every major turkey calling contest. The list of championships is impressive: five-time World Champion, five-time Grand National Champion, three-time Team Grand National Champion, Grand National Champion of Champions, 16-time U.S. Open Champion (Open Division, Friction and Champion of Champions) and has won World, The Masters, Mid-America Open and many state and local competitions. And, his numerous seminars, appearances and videos have educated tens of thousands of turkey hunters and outdoorsmen.



by **BILL COOPER**  
of **LIVING THE DREAM OUTDOOR PROPERTIES**

“Lots of hunters think fall turkeys are difficult to hunt because they believe the myth that turkeys are not as vocal in the fall,” Parrott began. “Those guys are tuned in to the gobble of the wild turkey tom. True, they don’t sound off like they do in the spring, but there are still plenty of turkey sounds to be heard in the fall woods. As a result of gobblers not sounding off in fall,” Parrott says, “fewer hunters pursue fall turkeys because the birds can be far more difficult to locate.”

“A prime factor that sets the tone for fall turkey hunting tactics is the fact that a flock of 25 turkeys has 50 of the best eyes you will ever find in the woods,” Hindman commented. “With wild turkeys I have to scout, interpret sign, use my woodsmanship skills, locate birds, interpret their mood, sometimes scatter a flock and then attempt to call in a fashion that will convince the birds that they want to share my company.”

“Fall gobblers are tough,” Parrott said. “Gobblers don’t sound off much in the fall and they often slip in and out silently. Their ability to appear out of nowhere and vanish into thin air just as quickly would make Casper jealous.”

Parrott’s tactics for mature fall gobblers are simple. “Use raspy clucks and plenty of stealth. Listen a lot and plan on burning lots of shoe leather.”

Parrott pointed out that turkeys spend the summer months chasing grasshoppers and other insects. That food source only lasts until the first heavy frost. Flocks will then begin to look for other food sources. In the heavily forested areas of the Midwest that means one thing: acorns.

“Knowing where the best acorn producing trees are in a given area is a great tactic to eliminate a lot of non-productive territory,” says Parrott. “And if you aren’t up to date on the quality of the acorn crop in the area you plan to hunt, call the local conservation agent or US Forest Service office. They can tell you about the status of the acorn crop.” “Knowing your oak trees can pay off as well,” said Hindman. “White oaks bear acorns every season, unless a late frost wipes out the crop in the spring. It takes black oaks two seasons to bear a crop of acorns. As a result, black oak acorns often fill in the gap when the white oak acorn crop fails. Turkeys prefer white oak acorns, but will readily feed on black oak acorns.”

After locating food sources, Parrott then scouts nearby areas thoroughly for other turkey sign. Scratchings in the leaves, droppings and discarded feathers are prime indicators of turkey activity in an area.

(continued on page 94)







(continued from page 93)

“Early morning and late afternoon are the best times to listen in the fall because that is when the flocks are leaving the roost and going to roost,” Hindman instructed. “Those two time periods are when fall flocks are the most vocal. I call it the ‘chicken house effect’ because the flocks often sound like a hen house full of excited chickens.”

Parrott’s favorite fall turkey hunting tactic is to flush birds from the roost. “Doing so creates the ideal fall turkey hunting scenario.”

Parrott sits down near the scatter point and lets the turkeys dictate the pace. As soon as he hears a poult’s “kee-kee” call, he begins to call, using both the assembly call and the calls of a dominant hen. But don’t wait too long, Parrott warns. The result is a lost flock; experienced hens can reassemble their poults in a hurry.

“Two of the most common difficult scenarios hunters face in the turkey woods,” Parrott pointed out, “are finding turkeys already off the roost and locating flocks with an obstacle in the way. When I locate flocks on the ground, I lay my gun down on my hunter orange vest, so I can find it again, and run at the turkeys to scatter them. Hearing turkeys across a big valley or a stream, or on the other side of thick cover, presents a challenge that takes ingenuity and stamina to overcome. Knowing where the turkeys are headed is paramount. Remember those food sources, then, it is simply a matter of heading the flock off and setting up to scatter the flock or attempt to call them.”

Hunting open areas, such as plains or large crop fields presents special challenges, according to Hindman. “A good set of binoculars are a must under these conditions,” Hindman said. “You can scan a lot of territory in a hurry.”

“Knowing a flock’s daily travel routine can save a lot of frustration. Using turkey decoys is also a good tactic because turkeys can see them from a long way off in those big, open areas. Challenging a dominant hen may just cause her to come over to investigate. And where mama goes, everybody goes.” Parrott added.

A final tip which Parrot shared about hunting fall turkey comes from a tactic he learned a long time ago from turkey hunting legend Ben Lee.

“Ben would take a cheap dime-store plastic whistle and remove the ball,” Parrott said. “Saying the words ‘pee, pee, pee’ into the empty whistle shell imitates beautifully the kee-kee of young fall turkeys.”

Standing high on a wooded ridge at daybreak, with fresh fall air blowing on your face and listening to the cackles, clucks and kee-kees of a flock of turkeys trying to reassemble after fly down is exhilarating. Toss in the dramatic colors of fall foliage and the company of a good friend and you have the makings of the perfect fall turkey hunt.

“Oh, P.S.,” Parrott said. “I always carry as many turkey calls as I can to sound like a bunch of different turkeys. Box calls, slates, glass, push-pulls, mouth and tube calls — they all pull those ghosts of the autumn woods to the gun.”

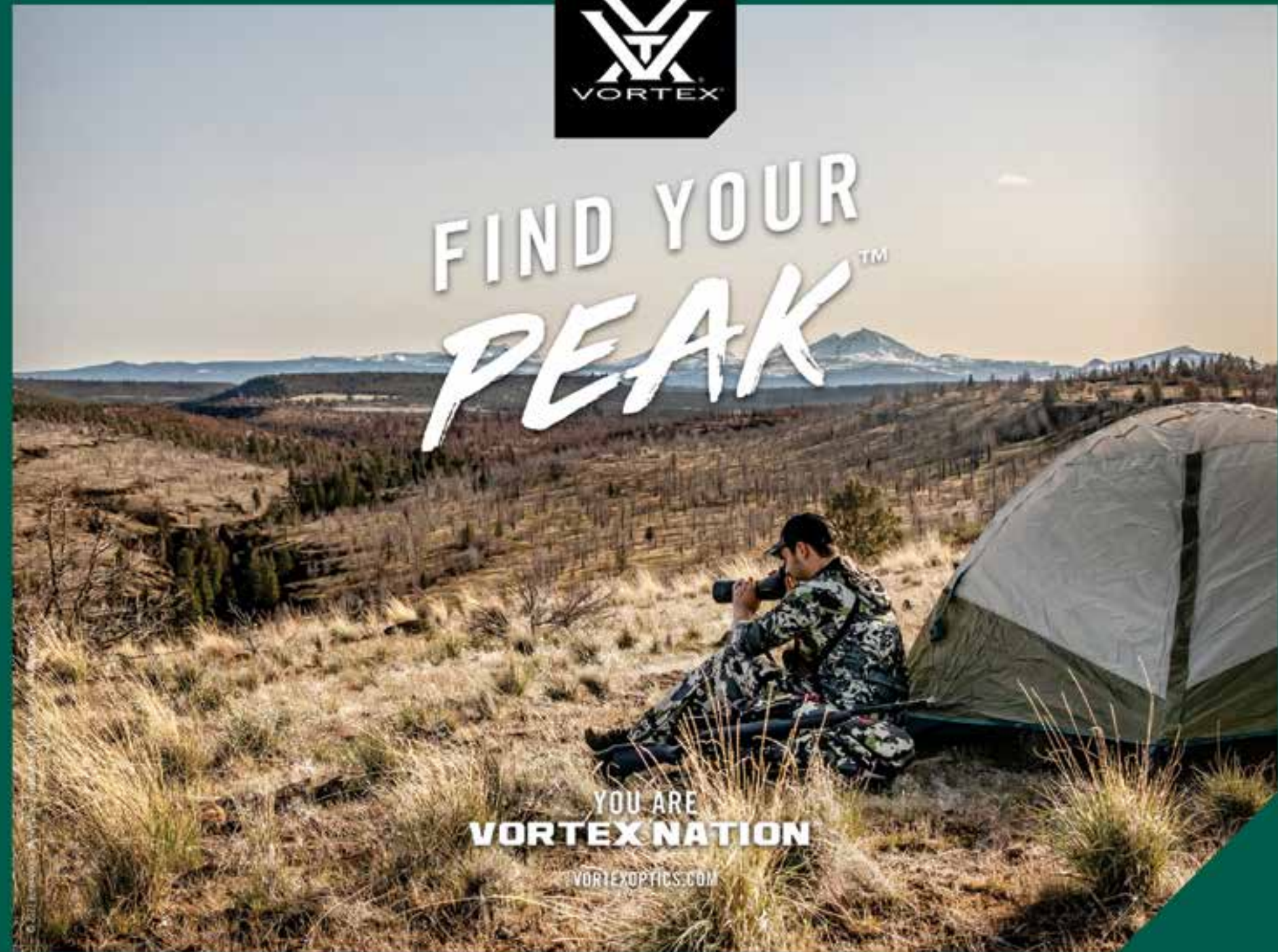
As a final note, Darrell Hindman reminds turkey hunters that Living the Dream Outdoor Properties lists a lot of grand outdoor properties at [LivingtheDreamLand.com](http://LivingtheDreamLand.com) that offer both deer and turkey hunting. ➤



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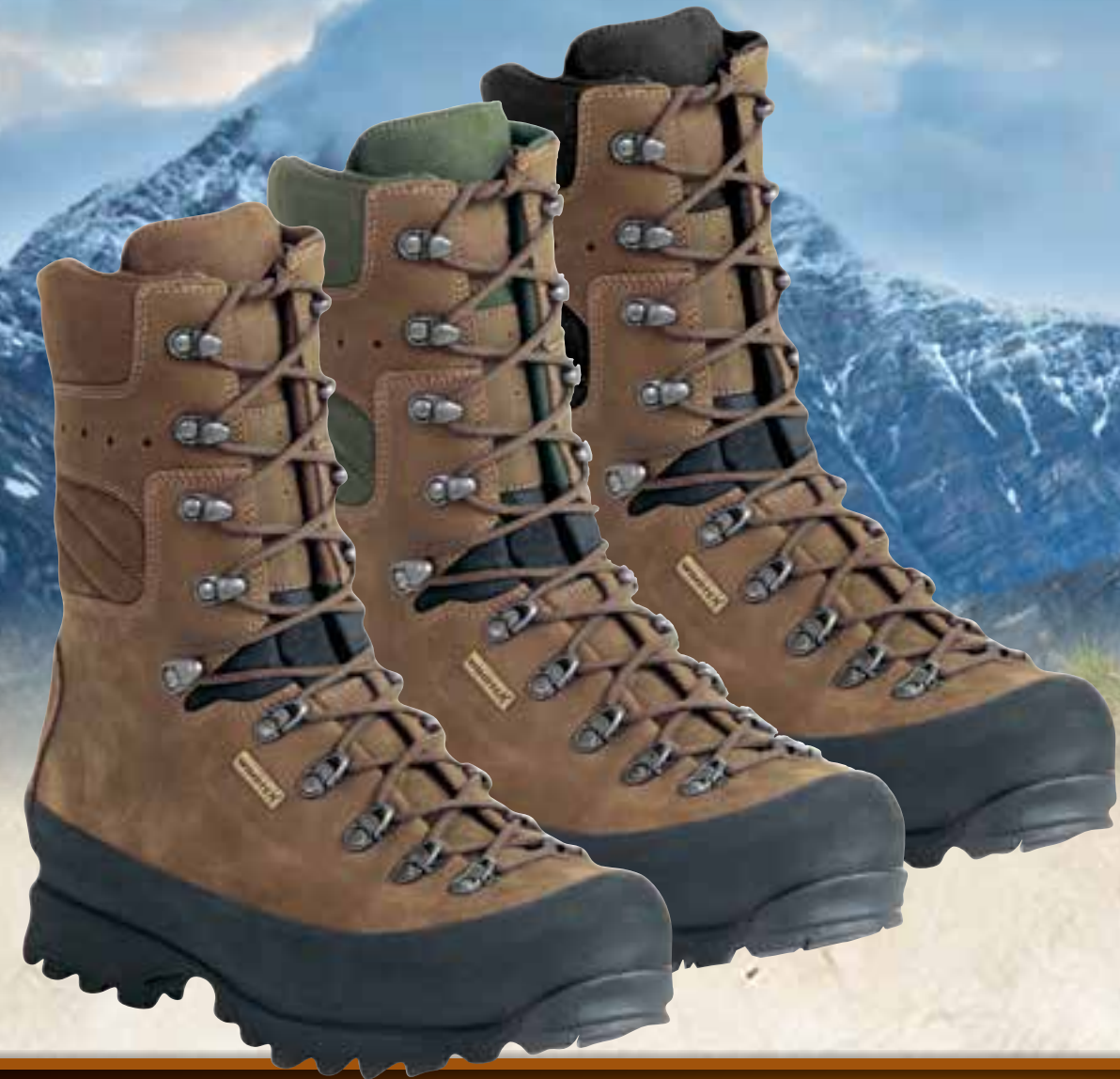




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Photo Rob Gersner, High Mountain Archery

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