



REALTREE[®]
UNITED COUNTRY

HUNTING PROPERTIES

UDONI & SALAN REALTY GROUP HAMELE AUCTION AND REALTY

THE AURORA MARSH HUNT CLUB



2019

An Overview

This prospectus provides an overview of the 317-acre wetland, waterfowl & hunting preserve, and residential property being offered for sale. This is a unique property that the true sportsman and conservationist will enjoy for many years to come. An all-inclusive sale provides for unmatched per-acreage value.

The Aurora Marsh Hunt Club

AN OVERVIEW

HISTORY

The Aurora Marsh Hunt Club, or The Marsh, as it is affectionately referred to, was acquired in 2011 by an avid outdoorsman and steward of the land. Through his dream and efforts, this special property has been transformed into a premiere waterfowl hunting area.

Originally an onion farm, The Marsh has benefitted greatly through the management advice of an assigned Moist Soils Technician from the National Resources Conservation Service (NRCS). Through the Wetland Reserve Program (WRP), The Marsh has evolved into a perfectly balanced waterfowl production area. A conservation easement purchased for \$1.098 million by the NRCS and the United States Department of Agriculture aided in the development of this expansive wetland.

The quality-minded owner built a stylish Morton building in 2013. This building contains fully furnished living quarters and a 2700 square foot shop. Considering the environmental laws in effect, it is a testament to the owner's dedication to conservation that this building was constructed.





WATER LEVEL CONTROLS

The Marsh has a water-level control system that supports optimal moist soil management. This system allows for effectively managing the water level, a critical component for waterfowl habitat, vegetation management, and the overall health of the wetlands. Throughout the year the vegetation waterfowl feed on need different water levels. This system allows for control of those water levels.



HUNTING INFRASTRUCTURE

There are two main access points to the hunting areas of the Marsh. Both points connect to a drivable dyke network that runs along the perimeter of the property. One point is from the lodge which is located approximately 1/3 of a mile from the wetlands area. The other access point is from a gated entrance point off Route 21 in the northwest corner of the property.

The dyke network allows a hunter to drive their vehicle, or the included John Deere XTV 855D, directly to the boat landing or hunting blinds. The included Pro Drive SBX 18 x 48 mud boat with motor is ideal for navigating around the marsh bogs to get to any of four included portable floating waterfowl hunting blinds.

There are two heated portable hydraulic deer stands that can be placed where needed in the 80+/- acre wooded deer sanctuary. This area is in the southwest corner of the property.



THE BUILDING

A 3850 square foot Morton building was constructed in 2013. This includes an 1150 square foot living area and a 2690 square foot shop. In-floor heating runs throughout the entire building.

The living area has one bedroom with three single beds included. There is a large bathroom/laundry room with standup shower, toilet, sink, cabinets, utility sink, washer and dryer.

The remaining of the living area is an open design with plenty of windows. The completely furnished kitchen has custom made cabinets and updated appliances. A beautiful custom-made wet bar allows ample seating for after hunt story-telling.

The shop has a high ceiling and three 12-foot-tall overhead doors. The exterior is skirted by a concrete apron and a gravel parking area.

The property has a well for water supply. There is a 2000 gallon holding tank for septic, and a 1000-gallon propane tank.





AN ALL-INCLUSIVE SALE

The sale of the Marsh includes everything needed to begin your premier hunting escape. The living quarters is fully furnished with furniture, bedding and linens, and a completely stocked kitchen. The bathroom/laundry comes with washer and dryer. A John Deere XTV "Gator" and a ProDrive mud boat with trailer are included.

This property is truly "Duck-Ready"



EASEMENT INFORMATION

There are three legal easements associated with this property.

- (1.) The primary easement is the Wetland Reserve Program (WRP). This conservation easement was purchased in 2004 by the NRCS and the Department of Agriculture. It governs the use and restrictions on this property.
- (2.) An ingress/egress easement was granted to the Weiskes' in 2004. This allows them access through the main gate to their property which borders the southern border of the Marsh.
- (3.) In 1987 a walking and hunting easement was granted to two individuals who own the property along the western border of the Marsh. The property described in this easement runs along the western dyke and west of that dyke.

TAX INFORMATION

2017 tax year, \$6,360