

SCENARIO 2 – STARTING A HUNTING OPERATION

1. You have recently inherited 600 acres of mostly forested land. A middle-aged mixed pine-hardwood forest makes up 75% of the land area.
2. Fifteen percent of the land is in openings consisting of mixed grasses where cattle used to graze including a small farm pond. The other 10% is in bottomland hardwood areas.
3. A large, old dairy barn sits in the opening close to the farm pond.
4. A small 1000 square foot log cabin sits on the bank of the farm pond across from the dairy barn. It does not have a heating and cooling system and is in need of other repairs.
5. Walking around your new land, you discover evidence of abundant use by deer and turkey along with acorns and other plants desired by these game animals.
6. Your friends keep bugging you to come out and hunt your place which spurs your curiosity in starting a hunting club, or leasing the land for hunting.
7. A deer lease was in place on the land in the past, but the land has not been hunted by a lessee for the past 2 years.
8. The only piece of equipment in your possession on the land is a Kubota in very good shape.
9. The 1200-acre parcel adjoining your property is made up of mixed pine/hardwoods also, and the landowner is willing to lease this land to the right land steward.
10. Public water and electricity are available on the property.
11. You have saved \$10,000 cash to start this venture. A loan may be necessary as you develop your NRE.

Ideas for NRE's:

Fee Hunting Operation

Leasing options for your property and also combining the neighbor's property to enhance attractiveness and profitability.

Pay per day hunting operation for both deer and turkeys exists on this property and will be greater when combined with adjoining properties.

Lodging Options

Lodging for your hunting guests to stay in when conducting pay-per-hunt operations.

Lease the Lodge as part of the wildlife lease operation.

Use the Lodge during the off season hunting periods to house overnight stays for other NRE's you may be operating.

Wildlife Watching Operation

Use the Lodge and property during the off season to attract folks who would like to view wildlife.

Trail-Riding

Horse trails, and riding trails for other activities like mountain bikes and ATV's are can be realized with these types of properties. Most of these activities can be compatible with fee hunting.