

Southeast Ohio **QDM Deer Hunting property for sale** **1200 acres in 10 parcels**

Deer Hunting:

22 owners own 4200 acres of QDM property, they manage and hunt their own property.
Approx 32 owners will own 5500 acres shortly, 8.59 square miles.
2008 largest buck-182, one 163, several 150s, many 140s, no reason for less than a 130
9 day shotgun season, 4 day muzzle loader, 18 week bow/crossbow season, We harvest 10 does for every 1 buck.
1 buck/6 doe per person, per year area.
Harrison County had the second highest deer kill in Ohio in 2008.
Harrison County had the second highest livestock kills by coyotes in the state, year round season
Duck hunting is good, few grouse, prolific turkey population, good rabbit hunting & prolific beaver population

Area:

Cadiz is the county seat in Harrison county, Ohio (pop. 3000)
Enjoy local restaurants, Do It Best Hardware, CVS pharmacy, small airport and hospital
30 miles from Cabelas in Wheeling, several shopping malls within 30 minutes
55 miles from Pittsburg, 80 Miles from Akron, 60 from Canton, 120 from Columbus,
120 from Cleveland, 22 from Wheeling WV
Enjoy Lakes, Tappan, Piedmont & Clendening
Area under QDM management for 6 years(see QDMA.com)

Land:

High Ph, no lime and little fertilizer needed for food plots
Crownvech is a prolific legume, similar to alfalfa
Some parcels have apple trees, Osage trees are prolific and are excellent deer trees,
Several parcels have lakes, others have ponds, good fishing for bass, bluegill and some carp
Some parcels can be leased for grazing cattle
Most parcels already have an agricultural tax basis for extremely low property taxes
Most parcels are on paved roads with easy access
All parcels have or will have food plots
5 parcels have tree stands in place

Investment:

Land has appreciated 20% per year for over 10 years, land was \$800 per acre 5 years ago
\$1500 to \$2000 now, this appreciation will most certainly continue as this deer management
area continues to develop.
Timber-Cherry, walnut, oak and locust
Coal exists on most parcels, this income potential could pay for your land

Financing:

Farm Credit Services finances most recreational property; 25% down, finance the balance
over 25 years at interest rates similar to your house. It is possible to use retirement funds for the purchase.

Land Management Director:

All farms can be cooperatively managed by Whitetail university director and biologist Wade Nolan. Nolan has developed award winning educational materials on deer management which is currently available for consulting by landowners in this Ohio based Quality Deer Management project. Wade has spoken in over 180 cities on management and ll be cooperatively managed by Whitetail University director and biologist Wade Nolan. Nolan has developed award winning whitetail hunting strategies. His involvement in on-site management will enable this large block of prime Ohio whitetail land to consistently produce quality whitetails. Wade hosts numerous outdoor writer camps annually. These writers will hunt with and write about this project and its owners
Wade will own land and a cabin as part of this project.

See Whitetailu.com for maps and additional information

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John Perebzak 2008 buck, 163

