

LEASE EDITION · SAMPLE

Sample Creek Bottom

Sample property · location withheld · 335± acres · Prepared October 17, 2026



Border as drawn when the report was ordered. Acres are approximate.

ACRES

335±

HABITAT SCORE

7.0 / 10

FAIR LEASE RANGE

\$5,200–10,500

TIMBER

34%

The short version. About 335 acres where river-bottom pasture meets a big block of timber. A river runs along the north side, there are several small ponds, and the timber edge across the south half is where deer will travel. The catches: most of the open ground is pasture with little good plot soil, part of the bottom floods, and a few houses sit within a mile. A fair annual lease for this size runs about \$8,100.

FAIR LEASE PRICE

ESTIMATE

\$8,100/yr

FAIR RANGE

\$5,200–10,500

PER ACRE

\$24

LISTINGS COMPARED

41

Based on 41 public annual hunting lease listings within 250 miles on tracts of similar size (120 to 1,260 acres). Most go for **\$15 to \$31 an acre**. Not a guarantee.

Where this one should land: About the middle of the range. River frontage and the long timber edge are worth paying for, but much of it is open pasture with little cover, which keeps it off the top.

HABITAT POTENTIAL

Food 6/10

Pasture and a timber edge with acorns. About 35 acres of fair plot soil in the bottom.

Water 9/10

River on the north side, several ponds and about 27 acres of wetland.

Pressure 7/10

9 buildings within a mile; public hunting land about 5 miles away.

Cover 6/10

About 34% timber, tied into a much bigger block of woods to the south.

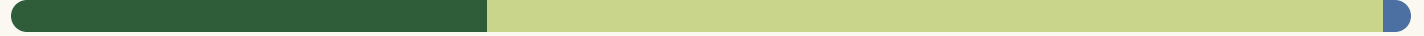
Access 7/10

County road frontage and about 1,470 feet of road inside.

Overall 7.0 / 10

Solid deer ground with water and edge. Hunt the timber line and keep pressure low.

LAND COVER



■ Trees 34% ■ Grass and pasture 64% ■ Water 2%

Timber measured from the aerial photo.

DEER IN THE COUNTY

2024-25 HARVEST

2,451

ANTLERED

1,225

PER SQ MILE

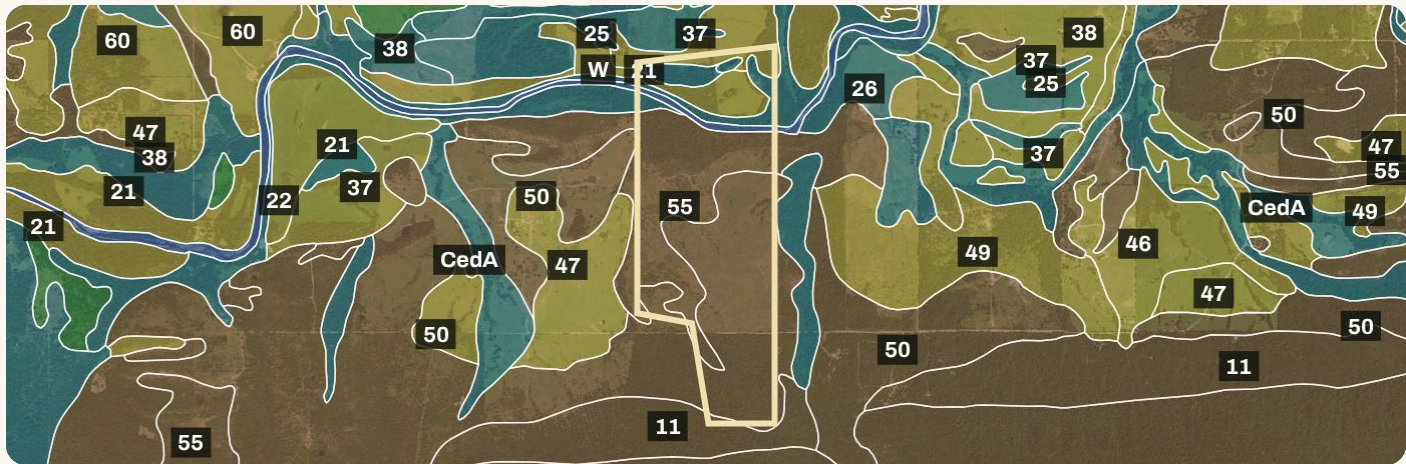
1.8

STATE AVG / SQ MI

1.7

State big game harvest report. Check the state wildlife agency for current CWD rules in this county.

SOIL MAP



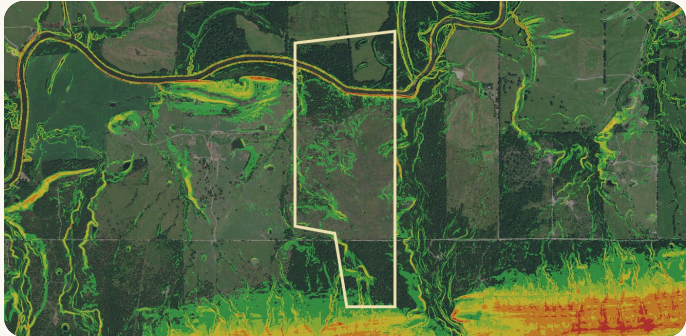
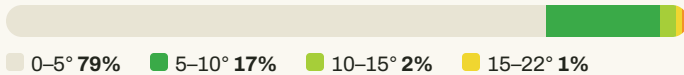
SOIL	ACRES	PLOT GROUND	NOTES
50 Upland loam association 5 to 12 percent slopes	150	TOUGH	Class 6 · floods: none · pH 5.4
55 Upland silt loam association 8 to 12 percent slopes	113	TOUGH	Class 6 · floods: none · pH 6.1
21 Bottomland fine sandy loam 0 to 2 percent slopes, occasionally flooded	24	FAIR	Class 5 · floods: occasional · pH 6.2
22 Bottomland fine sandy loam 0 to 2 percent slopes, frequently flooded	19	WET	Class 5 · floods: frequent · pH 6.2
37 Bottomland loam 0 to 1 percent slopes, occasionally flooded	12	FAIR	Class 4 · floods: occasional · pH 5.8
25 Bottomland silt loam 0 to 1 percent slopes, occasionally flooded	10	WET	Class 4 · floods: occasional · pH 4.8
W Water	7	WATER	Class 8
11 Steep upland stony loam association 12 to 20 percent slopes	1	TOUGH	Class 7 · floods: none · pH 5.3

The bottomland fine sandy loam (symbol 21) is the best plot ground here, though it can flood now and then. USDA NRCS soil survey.

TERRAIN

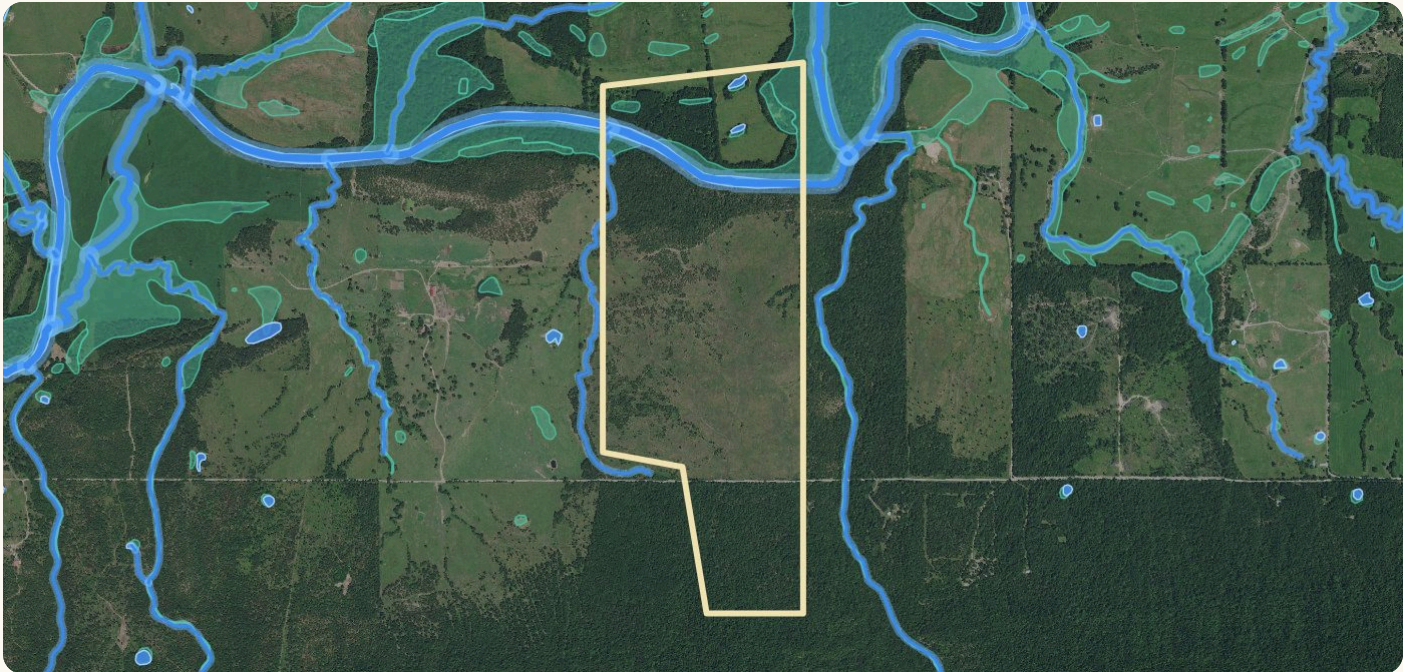
Most of it is gentle: about 79% is under 5 degrees, with the steeper ground on the timbered slopes to the south. Deer will travel where the pasture meets the timber and along the river bottom.

Elevation 583 to 788 feet.



Lidar slope: green gentle to red steep. Clear = flat.

WATERWAY MAP

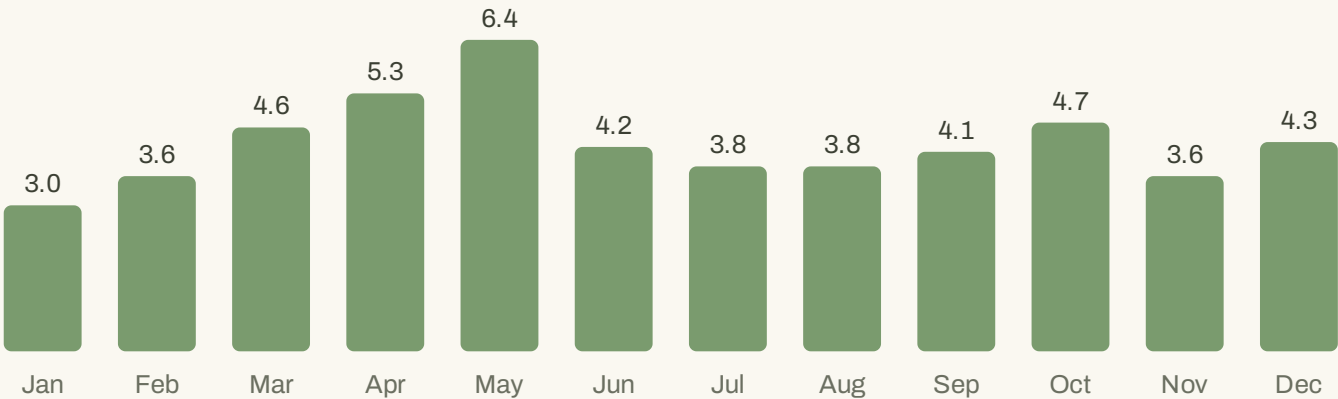


■ Creeks and drains
 ■ Ponds and lakes
 ■ Wetlands
 ■ FEMA flood zone

- A river runs along the north side, with about 4,000 feet of river and drains on or touching the property.
- Several small ponds, and about 6 acres of the river channel inside the border.
- About 27 acres of wetland, mostly forested along the river.

FEMA doesn't map a flood zone here, but about 19 acres of the bottom soil is rated as flooding often. Use caution in the low ground along the river, and ask the landowner how often those parts of the property flood.

RAINFALL BY MONTH (INCHES)



About 51 inches a year. NASA POWER 30-year averages.

ACCESS AND NEIGHBORS

- About 430 feet of county road frontage and about 1,470 feet of road inside the property.
- No buildings on the property. About 9 buildings within a mile.
- A U.S. highway about 1.4 miles away and a small town about 1.5 miles away.
- State school land about half a mile away and a state wildlife management area about 5 miles away. Expect some public-land hunters around.
- No high-voltage power lines within a mile, and no oil or gas wells on state records within a mile.

QUESTIONS TO ASK BEFORE YOU SIGN

- Term and price: how many years, and is the price locked?
- Exclusive hunting rights, or does the owner or anyone else hunt or fish it?
- Liability insurance: who carries it and how much?
- Can you hang stands, run feeders and cameras, plant plots and cut shooting lanes?
- Guests: how many, and do they need approval?
- Cattle: is it grazed, and when are cattle moved?
- Gates, keys and which roads you can drive after rain.
- What happens if the property sells during the lease?
- How often does the river bottom flood, and can you get in after a big rain?
- Is the pasture grazed, and when are cattle moved?
- Who hunts the timber next door?

PLOT PLAN

Start with 2 to 3 acres on the fine sandy loam in the bottom, away from the wettest spots. Fall: cereal rye or oats with crimson clover. They come up fast and won't cost much if high water takes them. Topsoil pH runs about 5 to 6, so plan on lime. The upland soils are shallow and sloping, so keep plots in the bottom and along the pasture edge.

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About this report. Built from public data: USDA NRCS soils, USDA land cover, USGS 3DEP lidar, imagery and 3D Hydrography, FEMA flood maps and USA Structures, U.S. Fish and Wildlife wetlands, U.S. Census roads and places, HIFLD power lines, PAD-US public land, NASA POWER weather, state harvest reports and public hunting lease listings. Acres are approximate from the border. Lease figures are estimates, not a guarantee. Not a survey, appraisal or title search.