













Hunt ID: NE-6504

INTRODUCTION With LOCATION-515 Prime 700 Acres

This property per acre is one of the highest whitetail producer per acre of all of the leases. There is great potential to grow enormous whitetail, although currently there is a good herd of whitetail on it at this time.

The old rule Food, Water and Cover is what makes big bucks, and it is all here. That is what makes big bucks, the requirement of getting any of the 3 does not require the bucks to leave your property. It even holds a good stand of does to keep the bucks at home in November. The does are there because the habitat is perfect for them to raise fawns which is their key goal when they select their core area to be there home range. Many of these does were born on this property and stay on it unless they are chased of, If so at the soonest opportunity they return to your property and can be found in the same place they were roused out of. Historically this lease has provided big bucks consistently. The reason for this is because of the layout above. If a big buck must leave your property on a regular basis the possibility of him being shot in the unfamiliar property grows higher the bigger he gets.

If you think like a whitetail buck or doe you think differently as to what the ideal core area is. The thing to remember is the rifle season is during the rut so where the does stay is where the bucks are looking for does, and you should use to this knowledge to find the bucks. They are probably not where they were during the summer in their bachelor group.

This prime whitetail producer is split between half cropland of Corn and Soybeans and the other half is cover and water pasture with deep draws, erosion cuts cedars and hardwoods.

Spelling this out the crops provide some type of food source all year long, In the summer antler growth and fawn building and later lactating pushes bucks and does for the soybean tops with their soft moist new growth tops. In the fall it is the grain itself but the corn has half of the property is cropland consisting of corn or soybeans. The Corn provides soft thick ear silk as it builds the corn cob below. The beans are ripe first and before plus during and after harvest they ho a high 30% protein level which no other plant in the area can provide. Corn is only 7% but deer like diversity so they have both. There is also Oak mast crops available so they never need to look far for food. The acorns become a standard when bucks get spooked because they can feed during mid-day in the timber which happen during a full moon when a deer's clock changes from sunup and sun down to Midnight and noon for their designated meal times.

The other half is pasture with deep draws of cedars and some hardwood trees throughout its many fingers and pockets. White never walk in a straight line. They will walk to where they are going using a series of travel lanes, fingers of cover and gully topography. In the military they would call him the perfect ground soldier. No matter where he is going he is either in cover or at the edge making him difficult to spot.

Added to this pasture is a new stand of milo and millet. This will be converted to alfalfa in the future.

The addition and rotation of millet and Milo during the years always provides a smorgus board of food sources to select from when that source is the most desirable due to food value of even the soft moist texture of the food. With the deep draws that make half of this lease unfarmable the deer spend most of their time. The hardwood trees and the cedars provide visual cover and thermo protection for hot days in the summer and cold wind blows snow night with low temperatures in the winter. Thermo-protection is a must for a deer but life saving critical for the fawn to live through its first winter.

There are a few waterholes spread out in the deep ravines where deer can drink without being seen at a time they feel most exposed, when they have their head down and are slower to lift it than when they are eating, the combination of trees, water and active food source paths provide many great places for ground blinds and tree stands. This property with its strong deer reproduction makes the December rut extremely good.

The does over 1 year can breed in November but the fawns cannot be bred until one month later in December. This puts the bucks on the case around mid-December looking for fawns of the year and does that have been missed in November. Many hunters miss this magic time but it is a great time to find these old bucks getting lazy and dropping their guard due to the lack of people in the woods during muzzleloader. Almost half of this property can be covered with a 200 yard or less shot. Well within the accuracy level of a 50 muzzleloader with a scope shooting sabots. On the timbered pasture side everything is under 150 and most under 100 yards. In December without the pressure in the woods the deer tend to drop their guard. The colder temperatures require them to feed at least twice per day and conserve their energy as much as possible in the travel route they select. In addition, day time feeding becomes more of a standard and holing in heat laying in bed through the lowest temperatures of day and night are now just part of survival and the deer stay with those rules.

Hunting licenses are available on-line from July 9th to some time in October when they run out for this unit.

HUNTING SEASON INFORMATION

The property is completely fenced and signs posted to protect it from others. It can be hunted the archery season, usually October 15 through December 31. The Rifle is the second Saturday in November and for the next 9 days which is great to have you hunting during the rut. In addition, the 30 days of December the property leased is open for muzzleloader hunting. In Nebraska Muzzleloader has a minimal set of requirements. You can use scopes and sabots and so on. You will want to see the Nebraska Hunting regulations to know all of the details. You will be hunting in Nebraska popular **MISSOURI HUNTING UNIT** so you have your license information.

Lease Maximum Hunters

This Lease Property has a property maximum hunters limitation is three to five hunters in many prime areas. It will be a joy to hunt opening morning or any time related to weather and rut twice a year with the peaks being mid-November and mid-December changes. The potential to build and manage big bucks here is extremely good.

We could increase that number but we hunt lightly and provide a low price for the lease so that you can take big whitetail deer not just deer. To do so there are a number of QDM type rules we follow to provide you a more quality successful hunt. We are not worried about you being successful we are well over 90% we are trying to keep the quality of what you take home something that you can brag about when you take your buck home.

The lease price per person is \$1695 so the total is the following:

3 members max is \$5085.

4 member max is \$6780

5 member max is \$8475

All you need to do is set your trail cam's up early, harvest the pictures from them any every one you know will want to be on your lease. Tread lightly and the big bucks will stay on the property and just move around behind you as you pass. The cultivates cropland has people (Farmers) in there early in the year but the rest seldom sees people so they are quite content to laydown and hide or walk around and move back in behind you as you pass. They have no place else that they want to go and they don't want to leave this deer paradise. Remember this is their home 12 month out of the year unless you change that.

PROPERTY DISCRIPTION DETAILS

The property consists of 700 acres of pasture with trees in the draws with crops and you will need a road map to just find your way around in the Deer mecca of trails. They move from cover, to feed, to water then bed down for the day. I look at it as they are living the dream, when we thought we were living the dream hunting them mind against mind, but remember this. They may be very good a avoiding and avading us, but one thing is gospel.

Enjoy living the dream I can't think of anything better tan to catch a buck during the rut with his nose curled checking does within range of my tree stand. That is my dream.

Assistance

We recommend that after you pay your lease to walk the property perimeters to check the fence, look for crossings and spots for blinds and stands. Do so as quietly and scentless as possible.

Then gear up weeks before the season and set blinds, stands, and cameras up in key areas. The activity will shift the deer movement but they will soon go back to their old trails once they settle down again.

Remember you will not be after small bucks but very intelligent big bucks. Stand placement is important to not only have a good location but a way to quietly access the blind in the dark. Many times following a fence line id good because it will always be there and is easy to locate day or night. For 180 bucks you must plan from the beginning what you are going to do to catch him off his game, doing that and getting him just outside of his bedroom is "Living the dream. It won't happen by accident it requires planning.

Popular topics to follow

Fence Hunting

If you are on an exterior fence line of the lease provide 50 yards from the fence as a buffer and a place to ambush your buck. Many times, these big bucks don't go down at the shot and when the jump a fence they always take a few long strides before they slow to a walk or stop providing a good shot. In

addition, if a buck is shot he must be in good enough condition to turn around and run toward the fence and jump it. The law is simple of this, you cannot pursue you wounded but on private property without permission. Illegal activities can be justification for you to be ejected from the property and their lease cancelled without any refund.

If you Wound a Buck and he crosses a fence

Call us and we will contact the correct landowner and he along with us and you will search for your buck. We are as easy as a cell phone call away and live in the area and stay by the leases most of the time during the season. If we are not close we will contact the neighbor and have you meet if at the fence where the deer left the lease, look for blood and hair and track your deer until we get there.

We are specific about this and our neighbors are the same so that it is fair and no one shoots over the fence. In the same token if you see someone shooting over the fence into your lease get as much information and call me we will get the game warden involved.

Tree stands & Safety

Since the property has had such minimal hunting pressure in the past you won't find much for tree stands on the property. If you use any there you use them at your own risk and are free to maintain them. If you want to put your own up please maintain them also. We only have **1 tree stand rule**. That is if you are in a stand above the ground you **MUST** wear a safety harness of some type, we don't stalk them so it is your lease you must have them with you. We strive for safety and stats show that 50% of tree stand hunters will fall out of a tree during their hunting career. We have been very safety conscious and never had an accident. We will assist you in selecting a location for your stand/blind to get the best deer traffic. We also must have stands out of the way of any farming operations. Before placing a stand advise us where you plan to put it so that we can confirm it is out of the farming operations, which is required by our lease with the land owner. If put in and not approved and is possibly a farming issue the stand/blind will be re-located. That being said there must be some properties somewhere that has had 100% accidents because we have never had one and work to keep it that way. In addition, be aware to the states Blaze Orange requirements you will see it in your state regulations along with other regulations for hunting in this great Pro-Hunting State.

Access

We will show you the best location to access your lease. We will also note your vehicle and license plate so that if someone is there that should not be there we have what we need to work with the game warden to handle any trespasser. We take trespassing seriously, that is one reason our deer quality IS SO HIGH. We know like anywhere there are road hunter and we are constantly writing down phone numbers to weed them out. Note if you see someone shooting at a deer from the road, get what you can to be able to identify them then we will handle it with the game warden. We seldom have incidents and we put No hunting signs around your property and you are free to add some more if you wish.

Sincere Direction

We are sincerely here so that you can have the size and the density of the deer that you manage your lease for. Every deer on your property is yours, if someone from a road shoot a deer on your property he is stealing your deer. We take that very seriously and do everything possible to see that they are punished to the full extent of the law, for you and for us. We want you to raise your deer, hunt your deer and shoot your deer because you earned them and want them for you and your family not a road hunter or trespasser. If you even see something suspicious get a license plate and write it down it is possible you are only seeing part of the crime.

Where you gut your deer on the property is your choice. Coyotes are predators for larger deer but everything from eagles to racoons will eat a fawn. You are always welcome to shoot coyotes and we recommend that you put the deer guts in a location away from your best hunting areas. The predators have traveling pattern and the more you steer they patterns toward you best deer area the more they will be there year around and they do nothing to improve your deer hunting.

Driving on the property

It is ok to drive on the property established roads. Driving off the roads will be noticed by the deer and their travel patterns may change due to it. Also, in muddy conditions erosion damage can be an issue in this fertile soil.

ATV's on the property

ATVs are great to get around and haul out deer. They are good for putting in permission required food plots. The down side becomes that deer are not accustom to the noise of an ATV and will disappear quickly before you even see them. It is your risk, and your deer, your choice and I caution you about the erosion cause by ATV travel. Small bucks will tolerate the traffic for a while, large bucks on the other hand will not tolerate much ATV traffic, before leaving the area. The bottom line is this. We want you to be successful in not just taking deer but taking big deer. We recommend that you only use ATV or UTV for retrieval of deer, emergency use or if they physically can't walk in to place to hunt. Big deer know a ATV is a foreign sound and will stage in heavy cover and not come out until after dark. If you have been shooting deer but not big deer this might explain why. We have big deer but as everyone says they didn't get big by being stupid.

Deer Limit per hunter registered on your lease

At the current pricing structure each person is allow to take 1 deer, a buck or a doe. We have found that the problem with shooting extra does or anything like that we are all trying to grow the bucks as big as possible, that is one of the main benefits of a lease. The down side is as you get bigger deer they are more sensitive about people in their domain during the hunting season and you may just push them into the neighbors awaiting rifle when you were just shooting a doe. Because we strive for building a continued number of quality deer we have taken the 1 Buck deer any weapons, and season per person.

Keep in mind in Nebraska you can buy an archery license and hunt the big one during archery season and as long as you don't shoot a buck, you can buy a rifle license and shoot your buck then. If perhaps you did not see the buck you wanted during the gun season then archery season is open again right

after the gun season ends. All works as long as you only shoot one deer per person per year. Additional deer buck or doe can be taken but it is \$ 750 in advance to do so.

If you would like a son or daughter to shoot your lease buck you can do so but must be with them when they are hunting on the lease. You are responsible to see that they follow all of the rules of this lease. Not following the rules could get you ejected from the property your lease cancelled.

Camping on your lease

There are some options here but there are no building structures to stay in. Self-contained Camper and tent lodging is available on most properties.

Additionally, the Ohiya Casino & Resort is only 30 minutes away for additional lodging and gambling.

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