How to Establish a Hunting Lease on your Land

Mississippi Landowners
Recreational Access

- Recreation on Private Lands
  - Hunting
  - Fishing
  - Wildlife watching
  - Horse trail riding
  - Agritourism
  - Bed and breakfast
Outdoor Recreation in USA

- Participants - 104 million
- Expenditures – $157 billion (US) spent
- Hunting - $26 billion
- Fishing - $46 billion
- Wildlife watching - $76 billion
Outdoor Recreation in AR-LA-MS

- **Fishing**
  - 1.9 million anglers
  - $1.7 billion spent

- **Hunting**
  - 1.0 million hunters
  - $1.8 billion spent

- **Wildlife Watching**
  - 2.2 million participants
  - $1.1 billion
Outdoor Recreation in Mississippi

- Hunting
  - $1.2 billion – impact
- Fishing
  - $690 million
- Wildlife watching
  - $791 million
- Total economic impact
  - $2.7 billion
  - 71,435 jobs created
Fee Fishing

- Growing demand
- Conducted with fee hunting
- Fish management
- Amenities
- Pricing - $200–$400/day
  - Lodging as amenity
Agritourism

- $150 million – economic impact
- Fastest growing tourism industry
- Agritourism Limited Liability Law
Birding

- Over 25% of Americans participate
  - Spending $32 billion
  - Increasing demand
- Compatible with hunting
- Package arrangements
- Advertising and publicity
- Pricing – $50–$300/day
Horseback Riding

- 4 million horses owned for pleasure
- Public land managers downsizing
  - Cooperatives with public land managers
- Lodging and hookups
- Liability issues
Horseback Riding

- Horse trail riding in Minnesota
  - $50 million in expenditures annually
  - 359 jobs created
Shooting Sports

- 20 million participate
- Spend $16.9 billion on equipment and travel
- Supports 329,000 jobs
Other Enterprise Opportunities

- Bed and breakfast
- Music
- Culture
  - Literature
  - History
- Rural appeal
- Family tradition
NO TRESPASSING
VIOLATORS WILL BE SHOT
SURVIVORS WILL BE SHOT AGAIN
What is a Recreational Hunting Lease?

An arrangement whereby the landowner grants access to his/her land for recreational hunting for a designated time period in exchange for fees or services.
Making Your Lease More Attractive

- Maintain a well-defined access trail system
- Provide hunting or observation blinds
- Implement wildlife food plots
- Provide designated camping sites
- Lodging
  - fire pit
  - firewood
  - outhouse
  - clothes-line
  - trash can or disposal
  - pitcher pump
Lease Agreement Provisions

- Lessees names
- Game species hunted or viewed
- Legal location of property
- Dated terms of lease
- Payment terms
- General conditions (Rules) of lease
  - Sub-leasing
  - Adhering to state wildlife game laws
  - Damage to live trees
  - Blind types allowed
  - Garbage removal
  - Trespass and fire prevention
  - Accepting land “As Is”
  - Designated camping sites
  - Maximum number of hunters or users
  - Motorized vehicle use
  - Hunting methods allowed
  - Bag limits
Legal Issues

- Reduce liability on property
  - “reasonable and prudent”
- Well written leases
  - Attorney review
  - Waivers
  - Rules enforcement
- Insurance
- Business structure
Leasing - How Much Can I Charge?

- **Price ranges**
  - Range: $5 - $150/acre/year observed in Mississippi
  - Better properties with good wildlife habitats will average $21/acre.
  - 16th Section Lands in MS averaged $7-$12/acre

- **Pricing your lease**
  - Land taxes
  - Other leases in area

- **Separating leases**
Rural Land Values Study

- Wildlife recreation represented one-third of land value

- Land types that were important
  - Forested
  - Agricultural

- Lenders estimated $634/acre (34%) of land value
Rural Land Values Study

- Bottomland hardwood and mixed forests were predictors of recreation land sales
- Recreation uses – hunting (99%) and motorized travel (65%)
- Game species – deer, turkey, squirrel, rabbit, waterfowl, dove, and quail
- Leased tracts – 123 tracts
  - Mean: 180 acres (range 12 - 2,292 acres)
  - Mean price of $21/acre (range $4.85-$65.18)
Rural Land Values Study

- Roads to properties (86%) and on properties (32%)
- 330 tracts were reported to have lodging and/or utilities
  - $1,027/acre higher for properties with lodging
- Lenders estimated $634/acre (34%) of land value was due to wildlife recreation
Conservation increased revenues

- Hardwood and pine forests
- Wetlands and riparian areas
- Strip disking and mowing
- Timber thinning and harvests
- Prescribed fire
- Field borders and plantings
- Landowner cooperatives
Bowhunting
Experience the ultimate white-tailed deer bowhunting experience in the South

Corporate Retreats
Plan your next corporate retreat in the great outdoors with all the business amenities.

Weekend Getaway
Plan a weekend getaway in the great outdoors at one of our lodges with lots of outdoor activities.

Camps
Find great youth camps, archery camps, and other outdoor camps annually at Tara.

9,000 acres of hardwood forests and oxbow lakes along the Mississippi River, just 30 minutes from Vicksburg.

Located 30 minutes northwest of Vicksburg, MS, Tara Wildlife boasts 8 miles of Mississippi River frontage and 9,000 acres of oxbow lakes and hardwood forests. View a location map.

New Trail Camera Photos
View trail camera photos from this summer/fall season on our Trail Cameras page.

Quick Links
▶ Customer Testimonials
▶ Youth Camps
▶ Deer Bowhunting

Upcoming Events
Spring Birding Weekend
May 6, 2016 - May 8, 2016

Recent Articles
▶ Summer 2015 Repair and Maintenance at Tara
   September 23,
Table 1: Response percentage (%) to the question: How important are the following items in your definition of a quality hunting experience at Tara?

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<th>Item</th>
<th>Very Important (%)</th>
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<td>Values reflection</td>
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Successful NRE Attributes

- Hunter satisfaction is tied to quality of outdoor experience
- Quality lands and wildlife habitats are important
- Seeing wildlife – not always the harvest
- Limited number of hunters
- Fair chase
- Being in Nature
Value-added Benefits to landowners ...

- Enhance income
- Conservation
- Enhance wildlife
- Control access
- Promote land stewardship and retention