

SPECIMEN



HUNTECH

Land Intelligence

PROPERTY GRADE REPORT

SPLIT RIDGE

THE NUMBER BEFORE THE MONEY.

187 ac · Midwest specimen

What a hunter-buyer should see before they sign.

Terrain · Habitat · Access · Huntability

Same engine that writes the playbook

COMPOSITE

A-

91/100

BUY — IF YOU LOCK ACCESS

Split Ridge Tract · Grade Specimen

Discipline · Observation · Execution

Not a real listing

THE VERDICT

HIGH-POTENTIAL GROUND. ACCESS IS THE LIFT.

EIGHT SCORES. ONE CALL. NO PRETTY-AERIAL THEATER.

A-

COMPOSITE 91 / 100

Split Ridge is a sanctuary-first whitetail tract. The northwest timber beds like it was drawn for a mature buck. The river and North Branch give you water and a thermal drain. Food is honest, not elite. The farm hunts — if nobody drives the interior two-track on a hunt morning.

THE CALL

BUY if the number works and you will lock access.
PASS if you need a turnkey food-plot farm.

TERRAIN



94 Ridge, hollow, river — the skeleton is real.

HABITAT



91 Timber-to-crop edge with a live corridor.

BEDDING



96 NW interior sanctuary. Do not walk it.

FOOD



88 Browse + field edge. No destination plot yet.

WATER



90 South river and the North Branch year-round.

ACCESS



82 Primary lift. One clean SE entry. Kill the two-track.

PRESSURE



89 Holds if the sanctuary stays unwalked.

HUNTABILITY



93 Hunts on NW + falling thermal. Honor the wind.



HOW THE FARM IS BUILT

WEST TIMBER. EAST CROP. SOUTH RIVER.

THE NORTH BRANCH IS THE CORRIDOR. THE NW TIMBER IS THE BED. NEVER MIX THEM UP.

WHAT THE LAND IS

BEDDING

NW interior timber on a slight leeward rise. Thick enough to hold. This is the weapon.

TRAVEL

North Branch hollow — bed to food, the only honest daylight line on the tract.

FOOD

River-bottom browse and the east field edge. Good. Not a magnet yet.

WATER

South river always. Branch water in the corridor. Deer do not leave to drink.



NW SANCTUARY NORTH BRANCH EAST CROP SOUTH RIVER SE ACCESS

WHAT THAT MEANS

THERMALS

Evenings drain to the river. Mornings lift out of the hollows. Hunt above the drain.

WIND

NW quartering is the hunt. S-SE blows the bed. Do not invent a sit for a bad wind.

SETBACK

The sit lives on the timber edge above the crossing — not in the bed, not in the field.

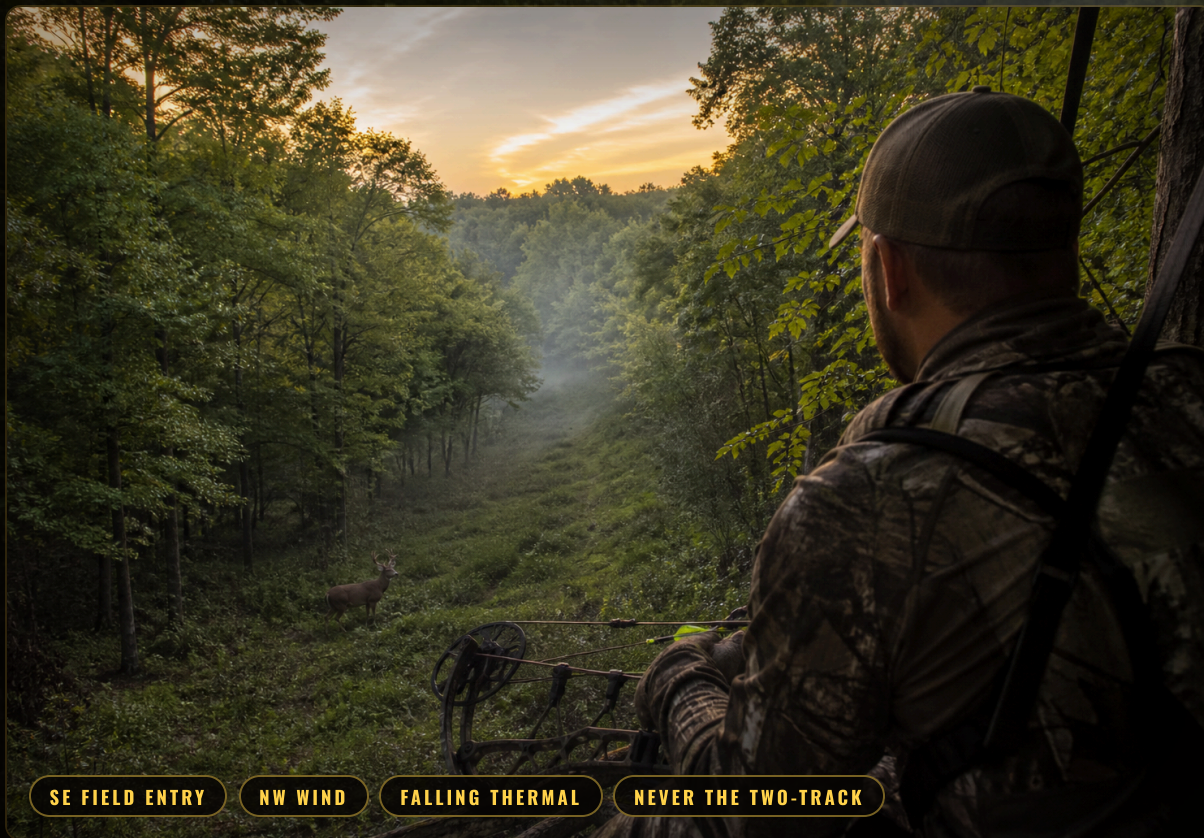
PRESSURE

This farm dies the first season someone walks the NW timber “just to look.”

PRIMARY LIFT · ACCESS 82

THE FARM IS A- UNTIL YOU DRIVE IT LIKE A B.

ONE CLEAN ENTRY. ONE PARKING PAD. THE INTERIOR TWO-TRACK IS A TROPHY KILLER.



SE FIELD ENTRY

NW WIND

FALLING THERMAL

NEVER THE TWO-TRACK

THE LEAK

An interior logging two-track cuts the sanctuary. Used on a hunt morning it dumps human scent into the NW timber and educates the buck you bought the place to kill. This is why Access is 82 — not because you cannot get in, because you can get in the wrong way.

THE FIX (SELLER OR BUYER, DAY ONE)

Gate the two-track. Hang a lock. Pour or gravel one parking pad on the SE field. Hunt-day rule: enter from the SE on a NW wind, never cross the branch, never walk the bed. That single discipline is the difference between 82 and a 90.

HOW IT HUNTS WHEN YOU DO IT RIGHT

Evening, NW, falling thermal. Intercept at the North Branch crossing as they drop toward river food. Scent drains down-branch, off them. Exit down-river after dark. Silent. Observation only until the rut says otherwise.



WHAT TO DO WITH AN A-.

SAME REPORT. THREE JOBS. THE NUMBER DOES NOT CHANGE FOR THE LISTING PHOTO.

BUYER / LESSEE

PAY FOR THE SANCTUARY. BUDGET THE ACCESS.

You are not buying a food-plot postcard. You are buying a bed that already works. Price the tract as an A- hunting farm, then spend the first weekend on the gate and the pad — not on a gadget.

- Walk it once, off-season, with this map — not opening weekend.
- Confirm the two-track can be closed. If it cannot, the grade drops.
- Do not pay destination-plot money for an 88 food score.

AGENT / SELLER

STOP SAYING “GREAT DEER PROPERTY.”

Attach this report. Lead with Bedding 96 and Huntability 93. Tell the truth about Access 82 and show the fix. Serious hunter-buyers pay for a number they can defend. Soft listings die in the aerial.

- List it as an A- sanctuary tract with a documented entry plan.
- Photograph the SE approach, not the two-track through the bed.
- White-label versions carry your brokerage on the cover.

IMPROVEMENT ROADMAP

FOUR MOVES THAT RAISE THE NUMBER.

1. Kill hunt-day use of the interior two-track. Gate it.
2. One designated SE parking pad. One way in.
3. One-acre destination plot on the east field edge. Food 88 → ~93.
4. Hinge-cut staging on the North Branch. Do not touch the NW bed.



HUNTECH
— Land Intelligence —

The report you attach

A number on the land. Before anyone writes a check.

This is a specimen — Split Ridge is not a real listing. Your report is the parcel on the market, scored the same way the playbook is written: terrain, habitat, access, pressure, huntability. Shareable PDF. Comparison-ready. No mystery grade.

SPECIMEN — SPLIT RIDGE TRACT · NOT A REAL PROPERTY · SAMPLE DATA ONLY

Order a Land Report at **HUNTECHUSA.COM**