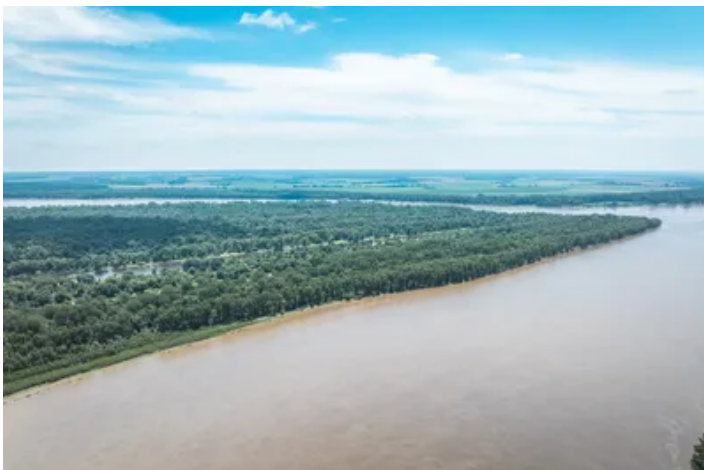


Trailhead Preserve on the 8 and Middle Bar Islands
TBD
Hickman, KY 42050

\$18,000,000
5,756± Acres
Fulton County



Trailhead Preserve on the 8 and Middle Bar Islands Hickman, KY / Fulton County

SUMMARY

Address

TBD

City, State Zip

Hickman, KY 42050

County

Fulton County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

36.613552 / -89.344755

Taxes (Annually)

14625

Acreage

5,756

Price

\$18,000,000

Property Website

<https://livingthedreamland.com/property/trailhead-preserve-on-the-8-and-middle-bar-islands-fulton-kentucky/59184/>



Trailhead Preserve on the 8 and Middle Bar Islands Hickman, KY / Fulton County

PROPERTY DESCRIPTION

Darrell W. Hindman, Owner/Broker of Living The Dream, is proud to bring to the market, this once-in-a-lifetime property. This extraordinary offering promises unparalleled beauty, unique features, and an opportunity that seldom arises. Whether you seek a serene retreat, an adventurous outdoor lifestyle, or a lucrative investment, this property is sure to exceed your expectations. Discover a sportsman's dream with this unparalleled opportunity to own 5,756 acres encompassing two breathtaking islands in the Mississippi River. 976 acres on the Middle Bar and 4780 acres on Island #8, home to monster whitetail deer and loaded with eastern turkeys with several roosting sites. The islands are situated along the Mississippi flyway, making for incredible duck hunting in river sloughs and wetlands. With mature timber and fantastic trail systems throughout, these islands are ideal for all types of hunting and wildlife observation. The islands feature agricultural crops and farmland, providing income potential and attracting a variety of wildlife. The potential income possibilities through the already in place Carbon Credit project are amazing. The Carbon Credit Project is on three islands, although doesn't include the land on the Island in Illinois. For more info on the Carbon Credit Project click on the links below and review the Carbon Project Summary. For Info on the Carbon in Illinois Call [314-486-3500](tel:314-486-3500) and ask for Justin Bruehl and for the Kentucky Islands call [855-289-3478](tel:855-289-3478) and ask for Kenneth Burgess or Darrell Hindman.

Enjoy outstanding jumbo catfishing and boating galore on the Mississippi River. The property includes a landing spot for loading and unloading equipment. A short boat ride from Kentucky and Missouri, this property offers a unique blend of seclusion and accessibility. Experience amazing sunrises and sunsets over the river, with stunning views from every angle. This property offers fabulous hunting lease income opportunities, making it an unbelievable investment with significant wildlife and conservation value. This extraordinary property is shown by appointment only. For a private showing by helicopter or boat, call for available times. This is your chance to own an incredible piece of nature's paradise. Don't miss out on this exceptional opportunity.

Trailhead Preserve Carbon Project

As trees grow, forests capture carbon dioxide (CO₂) from the atmosphere and store them in trees' roots and wood. Timberlands are a key carbon sink and play a pivotal role in slowing down the accumulation of greenhouse gases in the atmosphere. The Trailhead Preserve owners have spent over 2 years establishing the property as a carbon offset project. The carbon project will create opportunities for ongoing sale of carbon offsets in the Voluntary Carbon market, which creates a unique long term land investment opportunity. Trailhead Preserve is a combination of Mississippi River islands that have been developed as forest carbon projects to preserve, restore and enhance the area to a natural forested state. The Carbon Project area consists of three islands within the Mississippi River, including Island 8 (KY), Wolf Island Bar (KY) and Burnham Island (IL).

These islands contain a significant amount of forested wetland areas which help purify the river and serve migratory birds/pollinators along the Mississippi Flyway as well as create multiple opportunities for future wetland mitigation projects. The Trailhead Preserve carbon project will maintain timber stocks for at least 40 years and is incentivized to maximize conservation and growth of the forests. Many species of trees exist across the property, with the mature timber areas predominately being silver maple, eastern cottonwood, and green ash. Other species common throughout the property are Hawthorns, Honey Locust, Common Hackberry, Black willow, False Indigo, and Dogwood Species.

The Trailhead Preserve Carbon investments consist of two distinct values, the current market value associated with land and the forecasted value associated with present and future carbon credit revenues. Trailhead Preserve operates as a working carbon enterprise, with carbon credit offsets as its major revenue source. Additional revenue is generated from hunting and recreation. Trailhead Preserve supports many other environmental projects including water resource and wetland management, that support critical fish, big game and bird habitat.

CARBON PROJECT SUMMARY:

- Total Carbon Project Size: 5,756 Acres
- Project Registry: American Carbon Registry ACR 873
- Project Type/Protocol: Improved Forest Management (IFM) in Non-Federal U.S. Forestlands v2.0
- Project Timeline: Completed Project with annual credit issuance in September 2024
- Compliance Market: potentially Carbon Offsetting and Reduction Scheme for International Aviation CORSIA
- Credit Production (life of project): 1,070,692
- Credit Production (first 3 years): 323,151
- Carbon Project NPV: \$7.5M

Please see links below for more information:



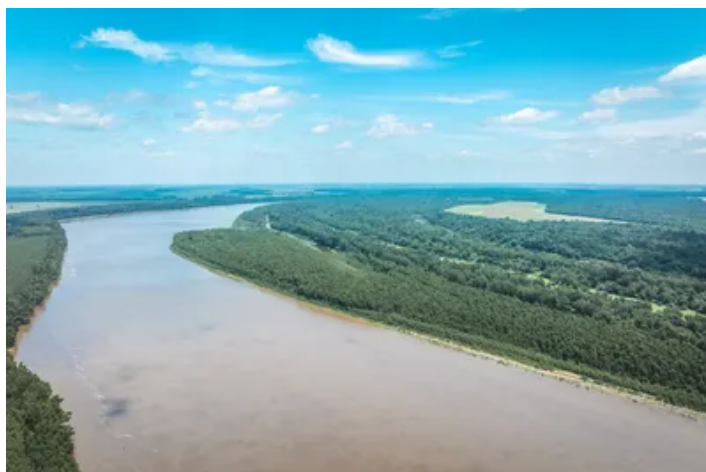
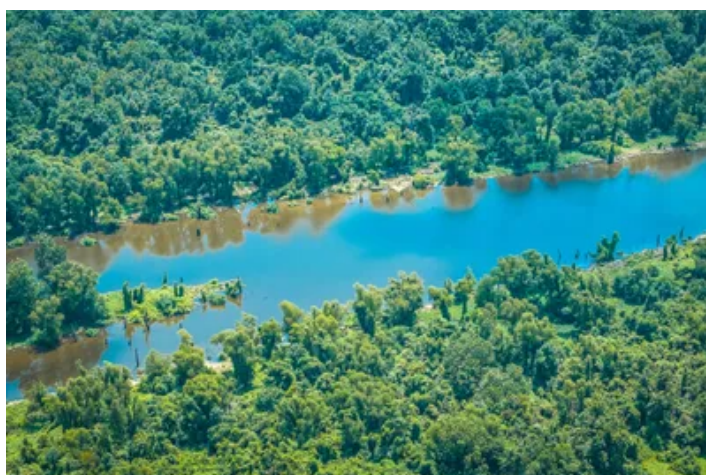
[Improved Forest Management \(IFM\) in Non-Federal U.S. Forestlands v2.0](#)

[ACR 873](#)

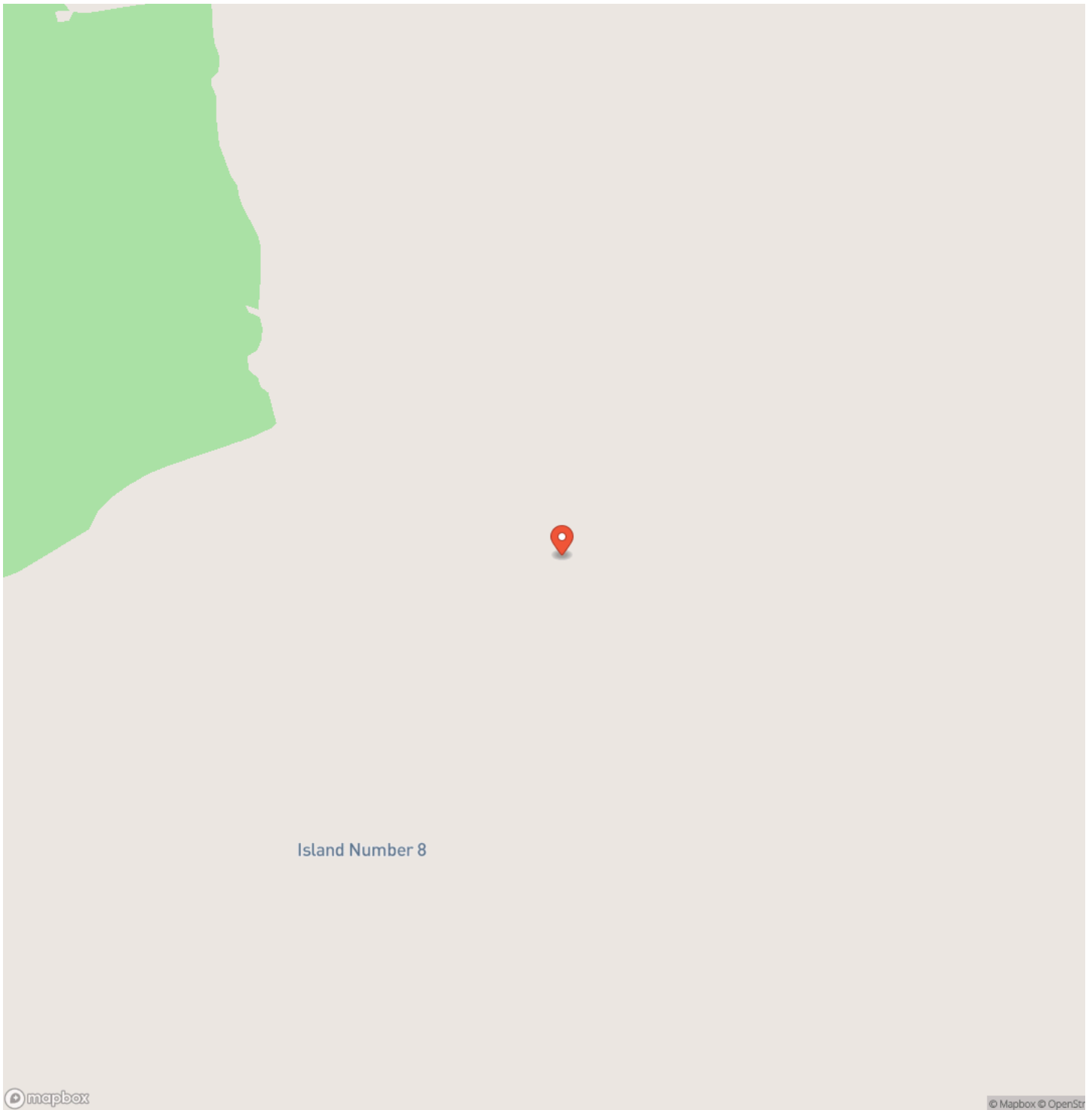
[CORSIA](#)



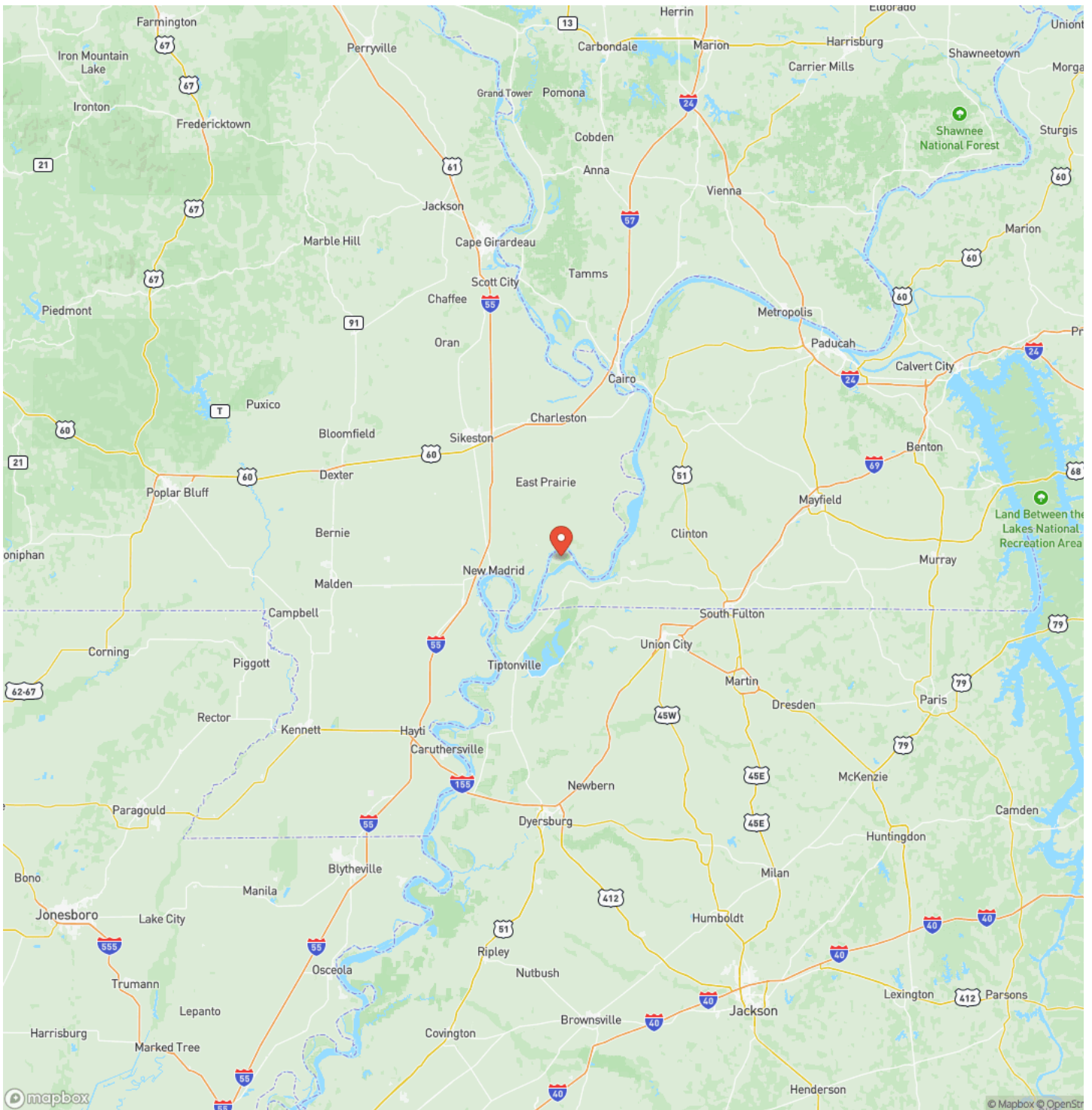
Trailhead Preserve on the 8 and Middle Bar Islands
Hickman, KY / Fulton County



Locator Map



Locator Map



Satellite Map



Trailhead Preserve on the 8 and Middle Bar Islands Hickman, KY / Fulton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kenneth Burgess

Mobile

(270) 705-3760

Email

kennethburgess1985@gmail.com

Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:

<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

