

Smith Point Hunting Club Equity Share

Bolivar County, MS

\$380,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

1 Equity Share at Smith Point Hunting Club

Location:

- Bolivar County, MS
- Located Inside the Mississippi River Levee
- 5± Miles Northwest of Gunnison, MS

Coordinates:

- 33.67752, -90.10157

Property Information:

- 4,263± Acres of Prime Hardwood River Bottom
- Additional 2,465± Leased Acres
- 41 Total Shares / Annual Dues \$5000
- Over 10 Miles of Frontage on the Mississippi River
- Prime Hunting for Trophy Whitetail, Turkey, Duck, Hogs, Dove, Squirrel (Deer Harvested in Excess of 190 inches)
- Excellent Fishing in Old River Lake (315 ± Acres)
- Over 200± Acres of Food Plots
- 6 Duck Structures Depending on Water Levels (Sloughs, and Backwater)
- Game Processing Building with Walk-In Cooler
- Full-Time Caretaker and Game Dresser on Site
- Professionally Managed by a Wildlife Biologist
- Membership Subject to Club Approval
- Additional Share Available

Property Use:

- Recreational (Everything Outdoors)
- Weekend Getaway



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MICHAEL OSWALT

PRINCIPAL BROKER

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O: 769-888-2522

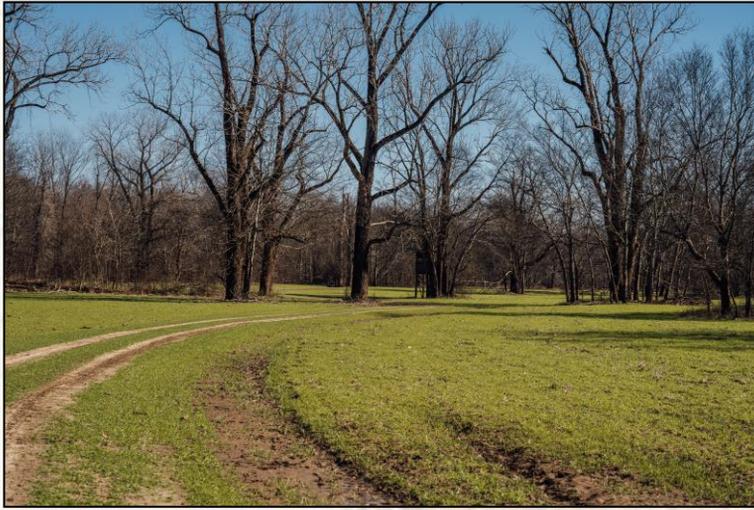
michael@smalltownproperties.com

P.O. Box K - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



Welcome to Smith Point Hunting Club located along the Mighty Mississippi River in Bolivar County, MS! Smith Point has been producing trophy caliber whitetails for many years and it's only getting better. The property enjoys a gated entrance at the Mississippi Levee and over 10 miles of frontage on the Mississippi River. In addition to deer hunting, there is also prime hunting for turkey, duck, hogs, dove, rabbit and squirrel. Don't forget your fishing pole. You will have great fishing on Old River Lake and for those wanting those monster catfish, the Mississippi River is just minutes away. During the summer months you will find a giant sandbar along the river for the kids to ride four-wheelers, camp, and boat. The property is professionally managed by a wildlife biologist and overseen by a caretaker. Bring the family and get ready to make your own memories along the Mighty Mississippi River.

If you have been searching for an equity share type club to enjoy everything outdoors, call Michael Oswalt today for your private tour today!



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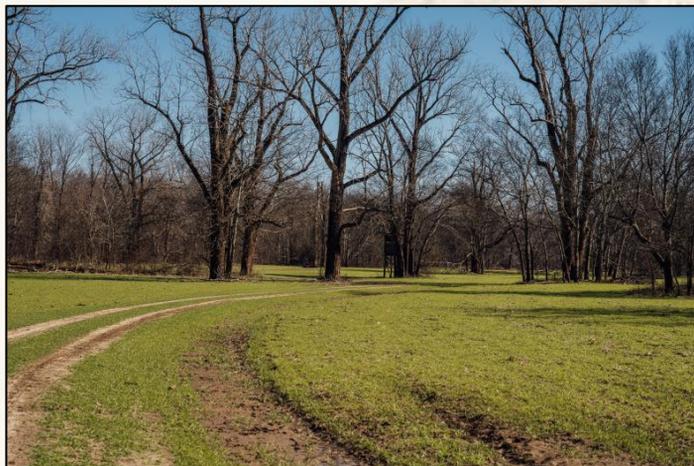
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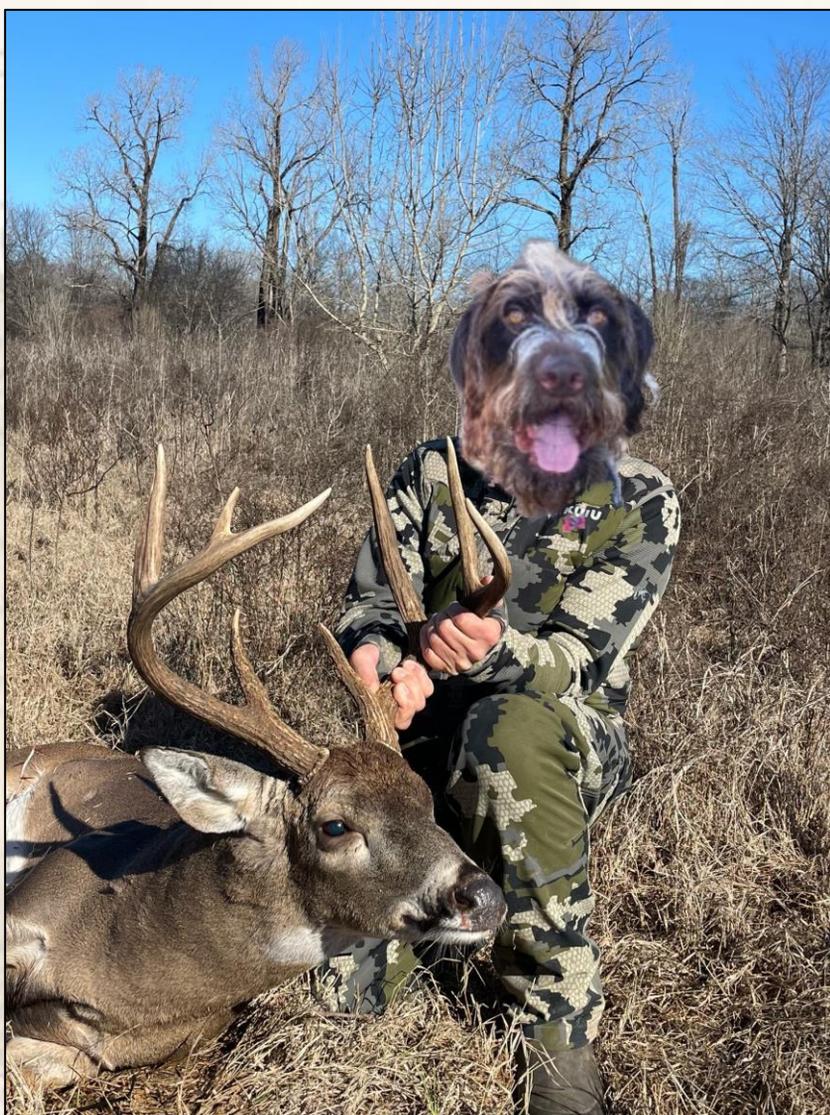
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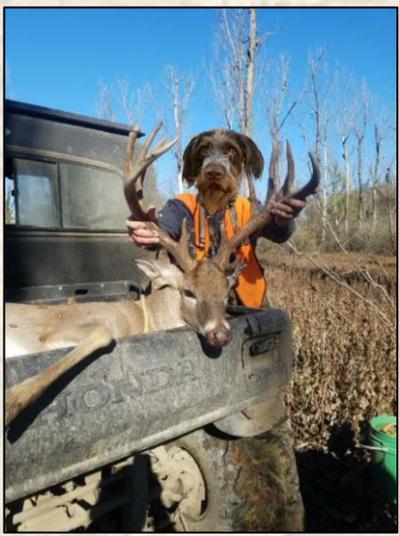
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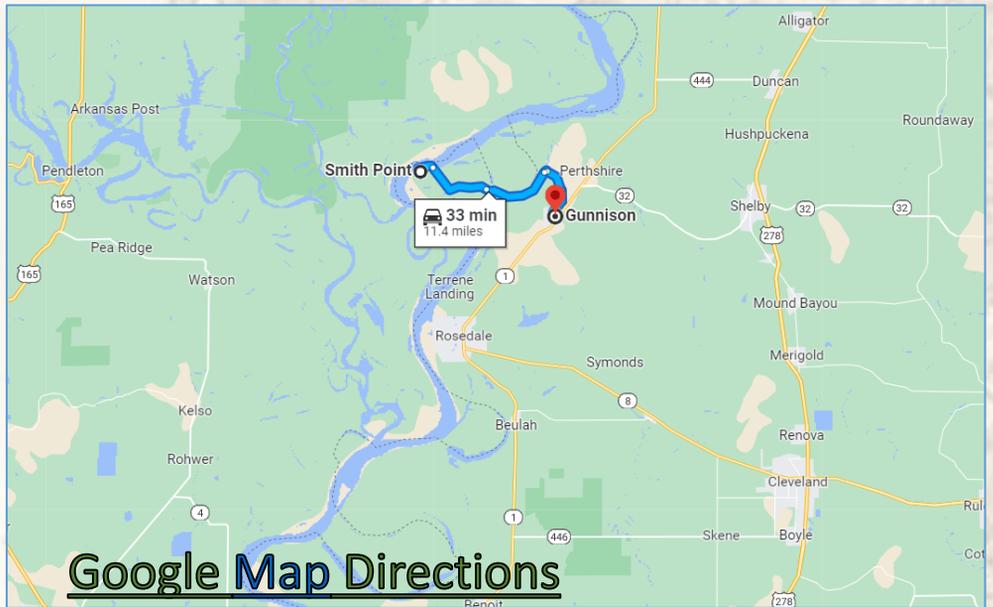
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