

Black Bayou Stock Share Greenville, MS



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Black Bayou Land & Timber Company, stock share for sale. Black Bayou is a premium timber and recreational investment company, located in the Mississippi Delta. The property is located inside the Mississippi River levee just north of Greenville. There are year-round recreational opportunities available to the company's stockholders. Wildlife and timber management are the core focus of the company, as well as shareholders' use and enjoyment. Black Bayou offers 6,750+/- acres comprised of mature bottomland hardwoods, CRP, open cultivated lands, and Oxbow lakes. With over 70 miles of interior roads, large food plots and shooting houses in place. Black Bayou is well known as one of the best managed properties inside the river levee. The wildlife is professionally managed by the company's biologist & full-time caretaker; trophy class whitetails are harvested each year with the objective of achieving the highest level of herd ratio and age structure possible. This stock share is perfect for the investor looking to maximize their time afield hunting without the stress of property management and maintenance.

This sale includes a company stock share, as well as a cabin. The cabin is +/- 3,100 square feet under roof. The cabin offers three guest bedrooms and one master suite, a large kitchen, den area, and screened back porch. The cabin was remodeled in 2020 and is in excellent condition.

Priced at \$800,000

Map Link: <https://id.land/ranching/maps/b5baeb3f55fb55954efafc40540b7849/embed>
YouTube Link: https://youtu.be/MgJR8Uu_vvs

Company Improvements:

Road systems

Food plots

Common area – maintained by company

Main gathering lodge – available to all members for events

Utility service to cabins

Concrete boat launch

Irrigation well

Perimeter fencing on north & south boundary

Company Assets

All timber owned by company

Agriculture equipment

CRP income

Shared Assets in 1/39th interest of company

Annual stock holder assessments \$5,000.00 per share



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