

ONE EQUITY SHARE
BACKWATER BRAKE
LEFLORE COUNTY, MS
\$185,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

BACKWATER BRAKE

PROPERTY PROFILE

LOCATION:

- Money, MS 38945
- Leflore County
- 10± Miles NE of Greenwood
- 72± Miles SW of Oxford
- 102± Miles N of Madison

COORDINATES:

- 33.67472, -90.15941

PROPERTY USE:

- Recreational
- Hunting
- Weekend Getaway

PROPERTY INFORMATION:

- 1,850± Acres
- 22 Total Shares
- Currently Owned by 21 Members with 3 Treasury Shares
- Access to Main Lodge
- Access to Bunk Room
- Annual Dues: \$10,500 (Paid Biannually)

- Family Oriented – Wives and Kids Welcomed at all Times
- 18± Acre Fishing Lake
- Duck, Deer, Turkey, Hogs, Dove, & Small Game
- Historic Deer Management
- 60+ Acres of Wildlife Plots (Deer and Duck)
- Land Diversity: Mature Timber, Cutover, CRP Timber, Fields, Lakes, & Sloughs
- 600± Acres of Duck Habitat with Exceptional Hunting, Green Timber, Sloughs, Fields
- Rest Days for Ducks (No Duck Hunting on Tuesday, Thursday, Friday)
- 40+ Deer Stands Scattered Throughout: Box Stands, Loc-On, Lean To
- Skinning Shed with Walk-In Cooler
- Fulltime Caretake: Johnny St. Clair
- Meals Provided by Camp Cooks on the Weekends during the Hunting Season



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO BACKWATER BRAKE

WELCOME TO BACKWATER BRAKE IN LEFLORE COUNTY, MS. Backwater Brake is a well-known hunting club that has produced some of the best memories for many families over the years. Formed in 1985, it is considered to have excellent Mississippi Delta duck, deer, and turkey hunting. A full-time caretaker has meticulously managed the property to provide optimal hunting experiences.

The deer hunting is typical for the MS Delta with good genes and plenty of cover. You will find more than 30 established deer food plots with stands included. Agricultural fields encompass the property, allowing the whitetail to feed on high-protein crops throughout the summer.



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MORE ABOUT BACKWATER BRAKE

There are four irrigation wells on the property to keep crops irrigated in the summer and to hold water in the winter. The waterfowl experience is also one of a kind, with over 25 duck plots and 600± acres of duck habitat consisting of green timber, sloughs, and fields.

The club is family-friendly with plenty of room to bring a hunting guest. The close-knit family atmosphere is hard to beat! Don't miss this great opportunity to be a part of the duck, deer, and turkey dynasty.

**Call Wilson Britt today for your own
private showing of Backwater Brake!**



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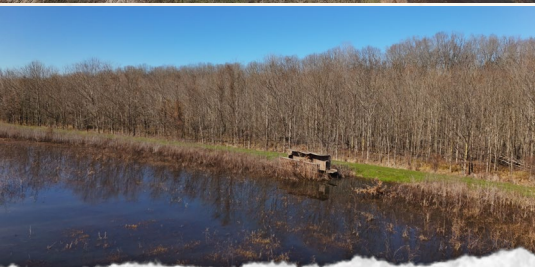
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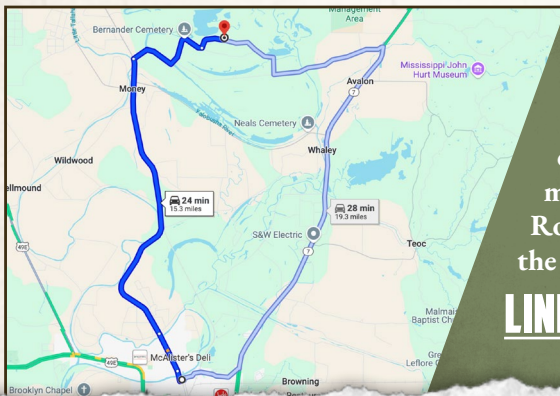
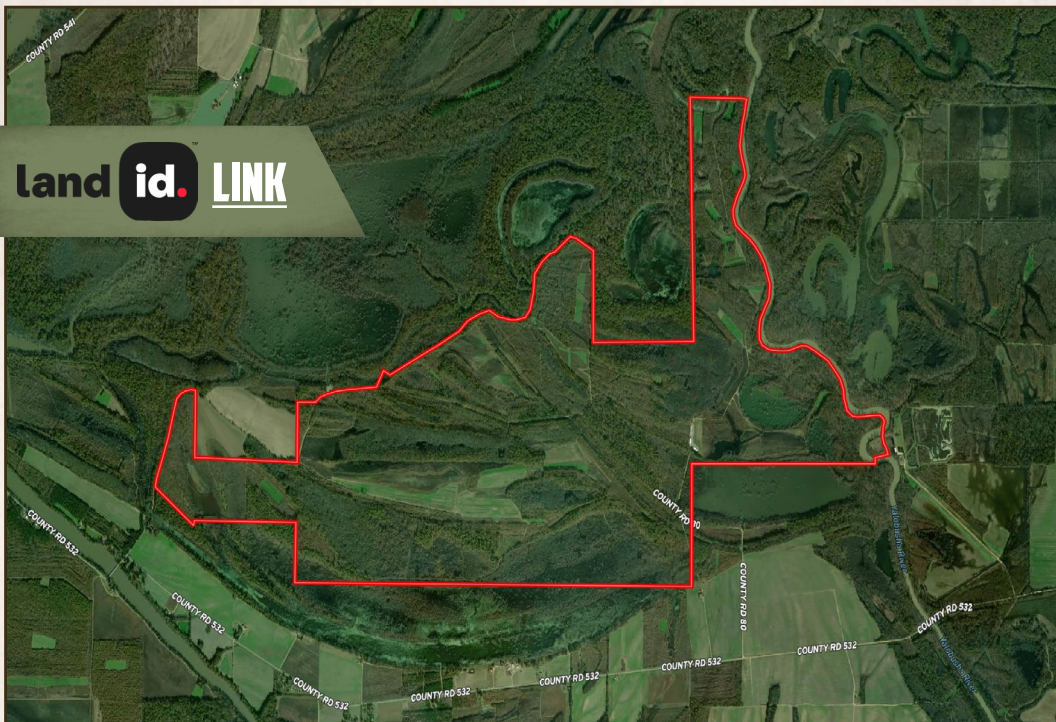
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LEFLORE COUNTY, MISSISSIPPI

land id. LINK



Directions From Grand Boulevard in Greenwood, MS: Travel 9.7 miles north on Money Road. Turn right onto Mc Intyre Road and proceed 3 miles. Turn left to stay on Mc Intyre Road and in 0.9 miles you will arrive at the destination.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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