

27 Break Hunting Club

One Equity Share Available

Scott/Bolivar County/MS



\$415,000



Expect More. Get More.

**BRUCE
WEST**

MANAGING BROKER, ALC®

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**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- Scott, MS

Coordinates:

- 33.56495, -91.1353

Property Use:

- Hunting
- Recreational
- Timber
- Lodge

Property Features:

- 6,900± Acres Owned with an Additional 750± Leased Acres
- Land Inside (2,000± Acres) and Outside the Mississippi River Levee
- Property Enrolled in WRP
- Hardwood Timber, Plantation Pine, with Food Plots and Some Open Fields
- Professionally Managed by an On-Staff Wildlife Biologist
- Timber Currently Being Thinned to Allow for Additional Bedding Areas
- Dove Field Planted Annually in Sunflowers
- Extensive, Well-Maintained Interior Road System
- Trophy-Class Deer in DMAP Program

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Property Features:

WILDLIFE, HUNTING, AND RECREATION:

- Excellent Hunting for Turkey, Duck, Hog, Dove, Rabbit, and Squirrel
- 4 Waterfowl Areas can be Flooded via Electric Wells
- Large Food Plots with Shooting Houses in Place
- Dedicated Shooting Range Behind the Processing Building
- Stocked 20± Acre Pond with F1 Hybrid Bass, Northern Bass, Copper Nose & Standard Bluegill
- Mississippi River Boat Ramp for Sandbar Access & Catfishing
- Picnic and Camping Area Overlooking the Riverbanks

AMENITIES:

- Main Lodge for Meetings, Meals, and Camaraderie
- Game Processing Building with Indoor Skinning Rack & Walk-In Cooler
- Full-Time Property Manager Onsite

MEMBERSHIP:

- 45 shares total / 38 members Family-Oriented, Professionally Run Club with Established Rules
- Membership is Subject to Club Approval
- Bylaws and Additional Documents Available Upon Request

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The Property

7,700± Acres

If you're looking for a place where the outdoors truly feels like home, 27 Break Hunting Club is what you've been waiting for. Tucked away along seven miles of Mississippi River frontage in Bolivar County, this club is a slice of Delta paradise built for those who live for the thrill of the hunt and the peace of nature. With over 6,900± acres owned and another 750± acres leased, the land is a mix of hardwoods, open fields, food plots, and flooded timber—carefully managed by a full-time caretaker and wildlife biologist. Whether sitting in a duck blind, perched in a deer stand, or reeling in a bass from the 20± acre stocked pond, this place is designed for year-round adventure. The club is part of the DMAP program and offers hunting for deer, ducks, turkey, hogs, and small game. You'll find a comfortable main lodge for gatherings, a fully equipped game-cleaning station, and the Mississippi River boat ramp for summer sandbar days. With 45 shares and 38 current members, the atmosphere is welcoming and family-oriented—more like a community than a club. Membership is subject to approval, but once you're in, you're part of something special—where every season brings new reasons to come back and stay a little longer.



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Wildlife



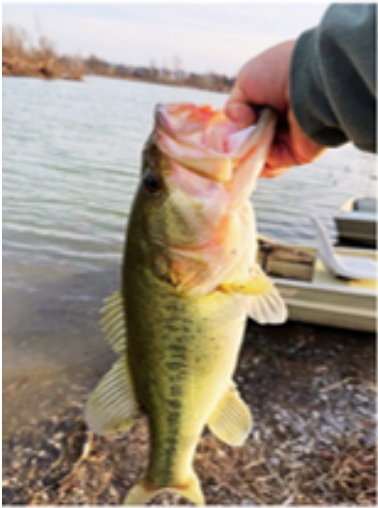
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Map



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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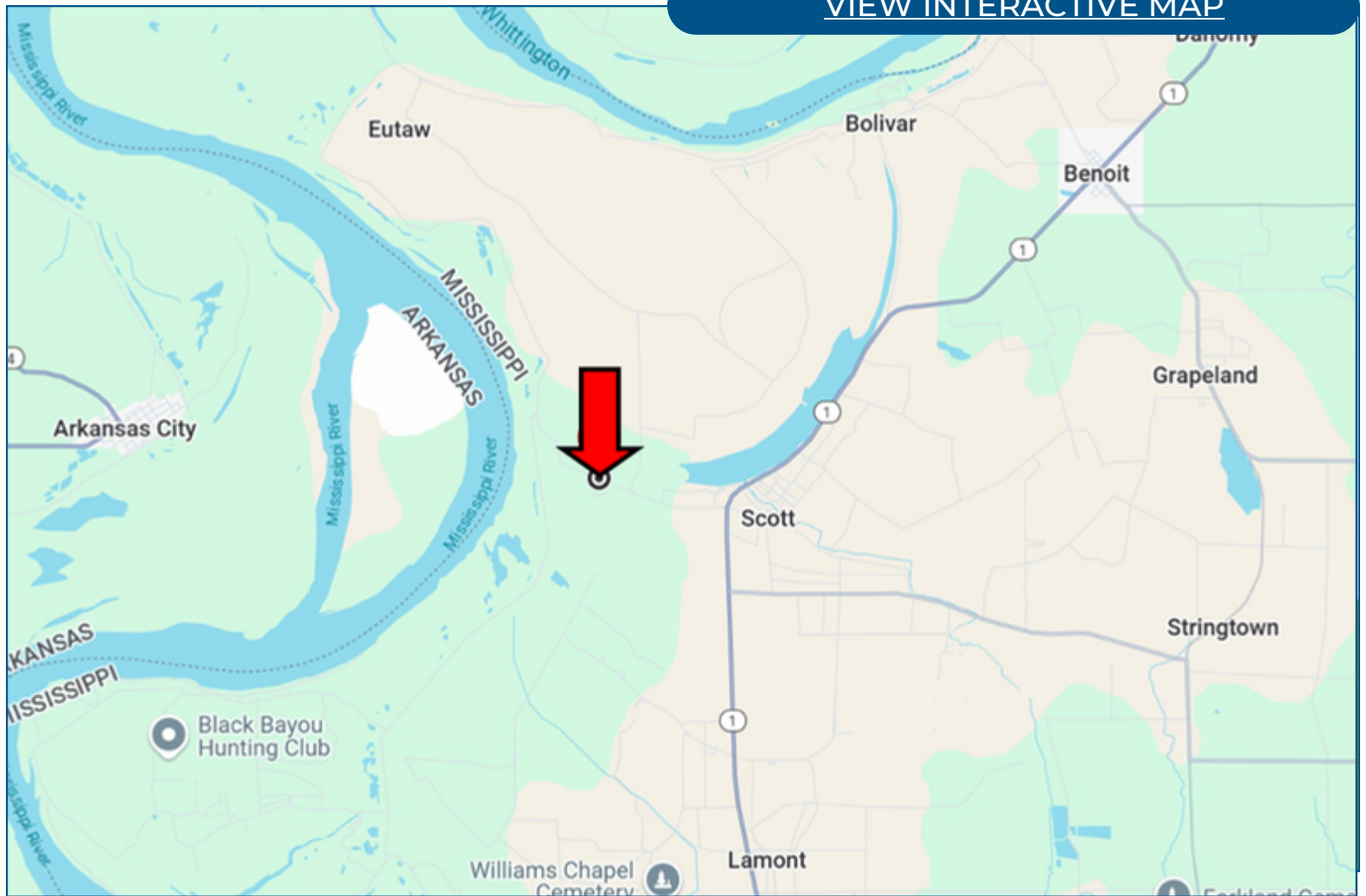
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Directional Map

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Directions from the Intersection of Highway 1 and Ranch Road in Scott, MS:

Travel Ranch Road west for approximately 1.30 miles. The club will be on the north and south sides of Ranch Road.

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