

ONE EQUITY SHARE
SMITH POINT HUNTING CLUB
BOLIVAR COUNTY, MS
\$365,000



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

SMITH POINT HUNTING CLUB

PROPERTY PROFILE

PROPERTY INFORMATION:

- 4,740.5± Owned Acres of Prime Hardwood River Bottom
- Additional 1,580.67± Leased Acres
- 6,321.17± Total Combined Acres
- 40 Total Shares
- Annual Dues \$5000
- 10± Miles of Mississippi River Frontage
- Trophy Whitetail, Turkey, Duck, Hogs, Dove, Squirrel (Deer Harvested in Excess of 190")
- Fishing in 315± Acre Old River Lake
- 200± Acres of Food Plots
- 6 Duck Structures Depending on Water Levels (Sloughs & Backwater)
- Game Processing Building with Walk-In Cooler
- Full-Time Caretaker & Game Dresser on Site
- Professionally Managed by a Wildlife Biologist
- Membership Subject to Club Approval

LOCATION:

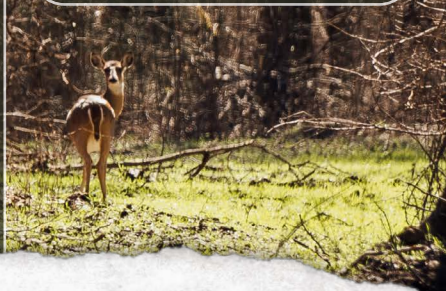
- Gunnison, MS 38746
- Bolivar County
- Inside the Mississippi River Levee
- 5± Miles NW of Gunnison

COORDINATES:

- 33.67752, -90.10157

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Getaway



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



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WELCOME TO SMITH POINT HUNTING CLUB

WELCOME TO SMITH POINT HUNTING CLUB, LOCATED ALONG THE MIGHTY MISSISSIPPI RIVER IN BOLIVAR COUNTY, MS! Smith Point offers access to more than 6,321.17± acres (4,740.5± owned acres owned and 1,580.67± acres leased) and 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 the 315± acre Old River Lake, and for those wanting 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're looking for an equity share club where you can enjoy outdoor activities, contact Michael Oswalt today to schedule your private tour!



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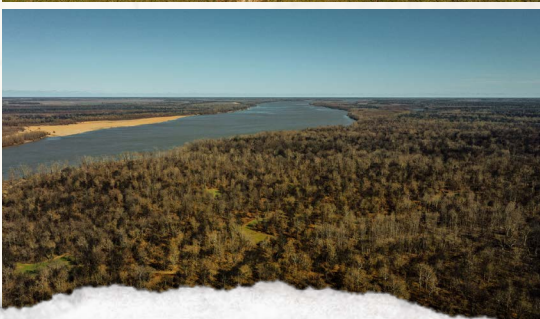
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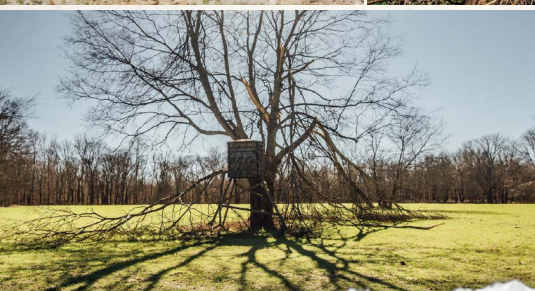
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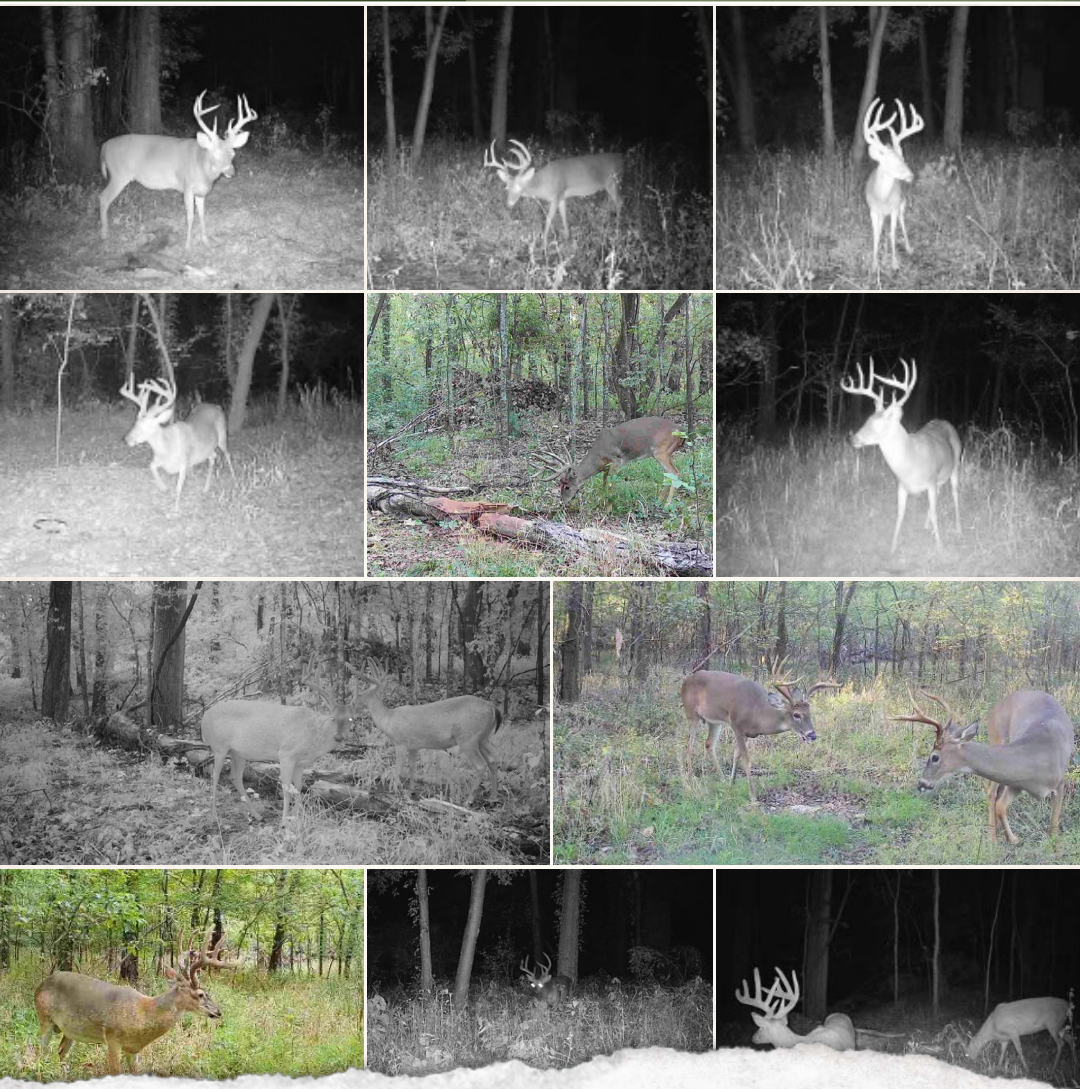
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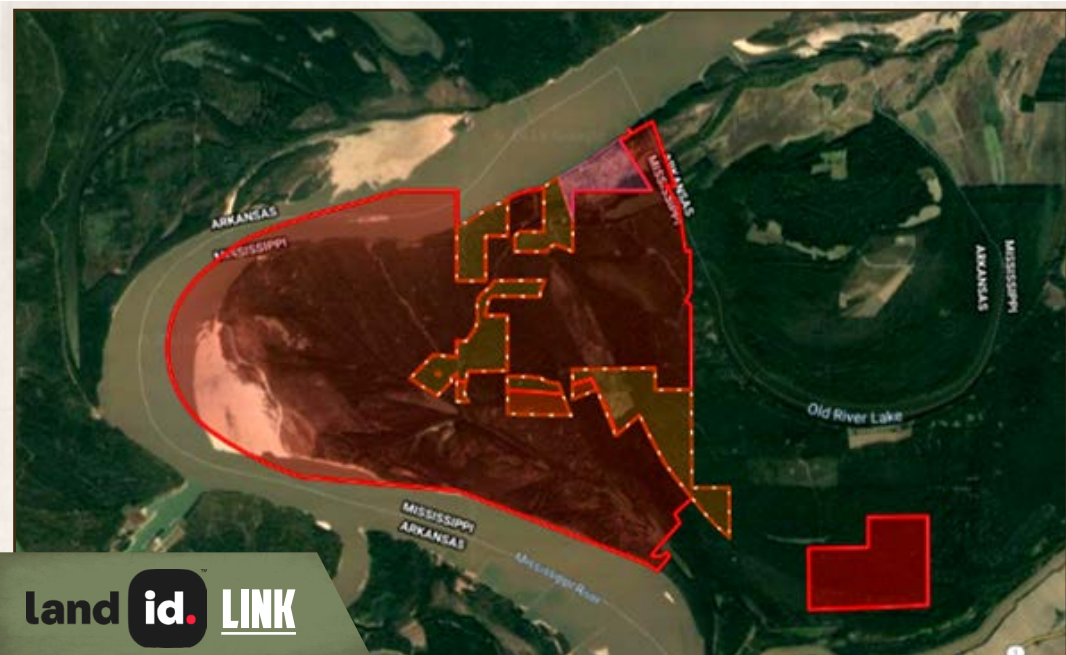
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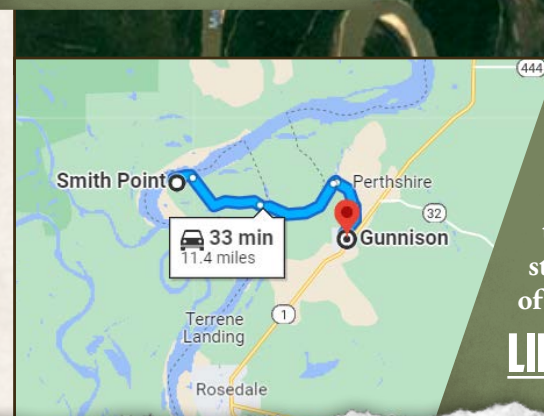
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land id. **LINK**



Directions From Highway 1 in Gunnison, MS: Travel 2.08 miles on Highway 1, then go west on Boyd Lane Road to the dead end. Take Bobo Road north approximately 1.2 miles, go over the Mississippi River Levee. Continue straight, the entrance gate will be in front of you.

LINK TO GOOGLE MAP DIRECTIONS



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