

# MEADOWBROOK TIMBER COMPANY

## Premier Duck & Deer Hunting

One Equity Share • 916± Acres • \$989,000

Nestled along the storied banks of the Yazoo River in Yazoo County, Mississippi, Meadowbrook stands as the pinnacle of Southern sporting tradition — a place where waterfowl thunder across flooded duck ponds, deer move silently through hardwood, and generations of families gather to share the thrill of the hunt and the peace of the outdoors.

This isn't just another club. Meadowbrook is a thoughtfully developed, member-owned retreat built for those who value conservation, camaraderie, and the unforgettable rhythm of the Mississippi Delta. Every acre, every blind, and every morning mist is part of a larger story — one written by passion, stewardship, and the pursuit of perfection in hunting and habitat.



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# Property Overview

- ◆ Land acquired: December 2002
- ◆ Total acreage: 916.83 acres
- ◆ Enrolled in WRP: May 2004
- ◆ Lodge constructed: 2010
- ◆ Timber Planted: 2005-2006

## Water Structures

- ◆ 8 water structures
- ◆ Wells dug in 2023
- ◆ Millet & Rice planted annually

## Hunting & Food Plots

- ◆ Food plots professionally planted
- ◆ 13 box stands
- ◆ 5 plots with feeders installed

## Lodge Details

- ◆ 7 bedrooms, 7 bathrooms Lodge
- ◆ Private member suites
- ◆ Additional rooms for guests
- ◆ Large family gathering spaces

## Kitchen & Mudroom

- ◆ Gas oven/cooktop, microwave, dishwasher, refrigerator/freezer, ice machine
- ◆ Additional refrigerator in mudroom
- ◆ Mudroom with 10 lockers (2 per family)
- ◆ Washer and dryer

## Garage & Storage

- ◆ Enclosed garage for UTVs/ATVs
- ◆ Skinning area with electric hoist
- ◆ Separate tractor/equipment shed

## Financials

- ◆ Annual CRP income
- ◆ Annual Carbon credit payments
- ◆ Shared Expenses



# Premier Delta Deer Hunting

Meadowbrook offers outstanding deer hunting across a landscape managed for wildlife health and diversity. Established food plots, multiple box stands, and rich timber edges provide ideal conditions for world-class hunting. Strategic planting and habitat management promote healthy herds and abundant deer populations, making every season rewarding. Whether it's the stillness of an early November morning or the excitement of the winter rut breaking the silence, Meadowbrook delivers the full spectrum of Southern hunting tradition.





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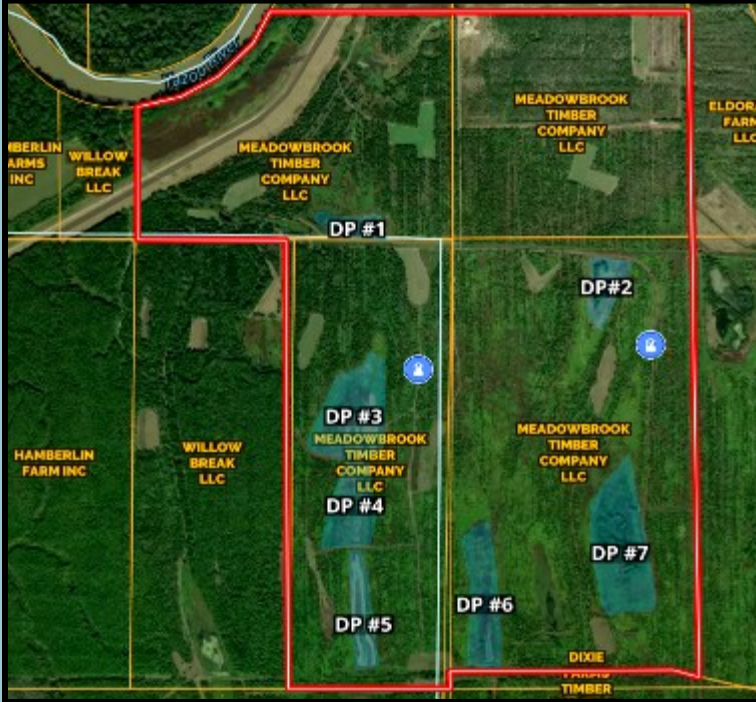


# Duck Hunting - Precision, Habitat, and Tradition



Meadowbrook is a waterfowl hunter's dream, offering eight developed water structures, five of which are actively managed for duck hunting. In 2023, four of the holes were upgraded with new wells, giving members precise control of water levels for ideal hunting conditions. Planted with millet and rice, these flooded fields and timber holes attract strong flights of ducks throughout the season. With its thoughtful design, reliable water management, and proven success, Meadowbrook provides the kind of consistent hunting that keeps members coming back year after year — a blend of preparation, habitat quality, and unforgettable mornings in the blind.





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# The Lodge - Where Comfort Meets Tradition



At the heart of Meadowbrook lies a beautifully crafted seven-bedroom, seven-bath lodge built in 2010 — designed to bring family, friends, and the outdoors together under one roof. The spacious great room features a wood-burning fireplace and inviting seating for relaxing after a morning hunt. A fully equipped kitchen and large dining area make entertaining effortless, while the mudroom — complete with lockers, washer, and dryer — adds function to comfort. Each equity share includes a private bedroom and bath, creating the perfect retreat for members and their guests. The lodge embodies the spirit of Meadowbrook — a place where stories are told, meals are shared, and memories are made season after season.



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Information is believed to be accurate but not guaranteed.





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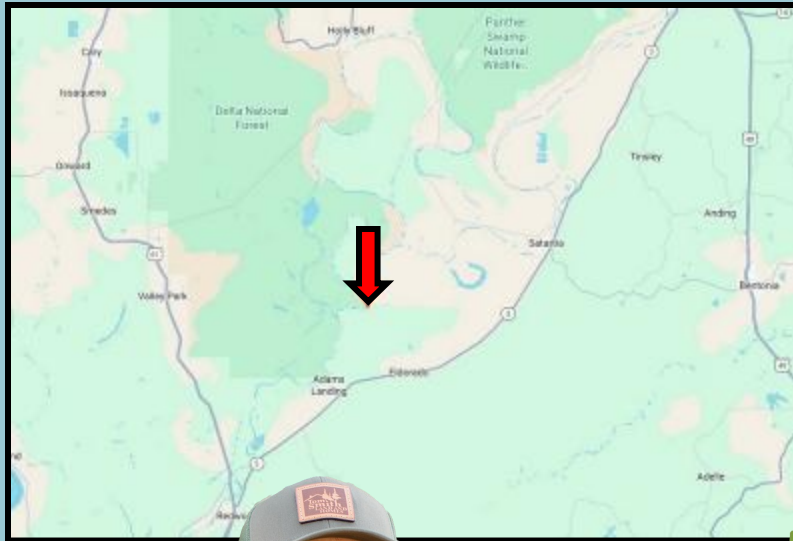
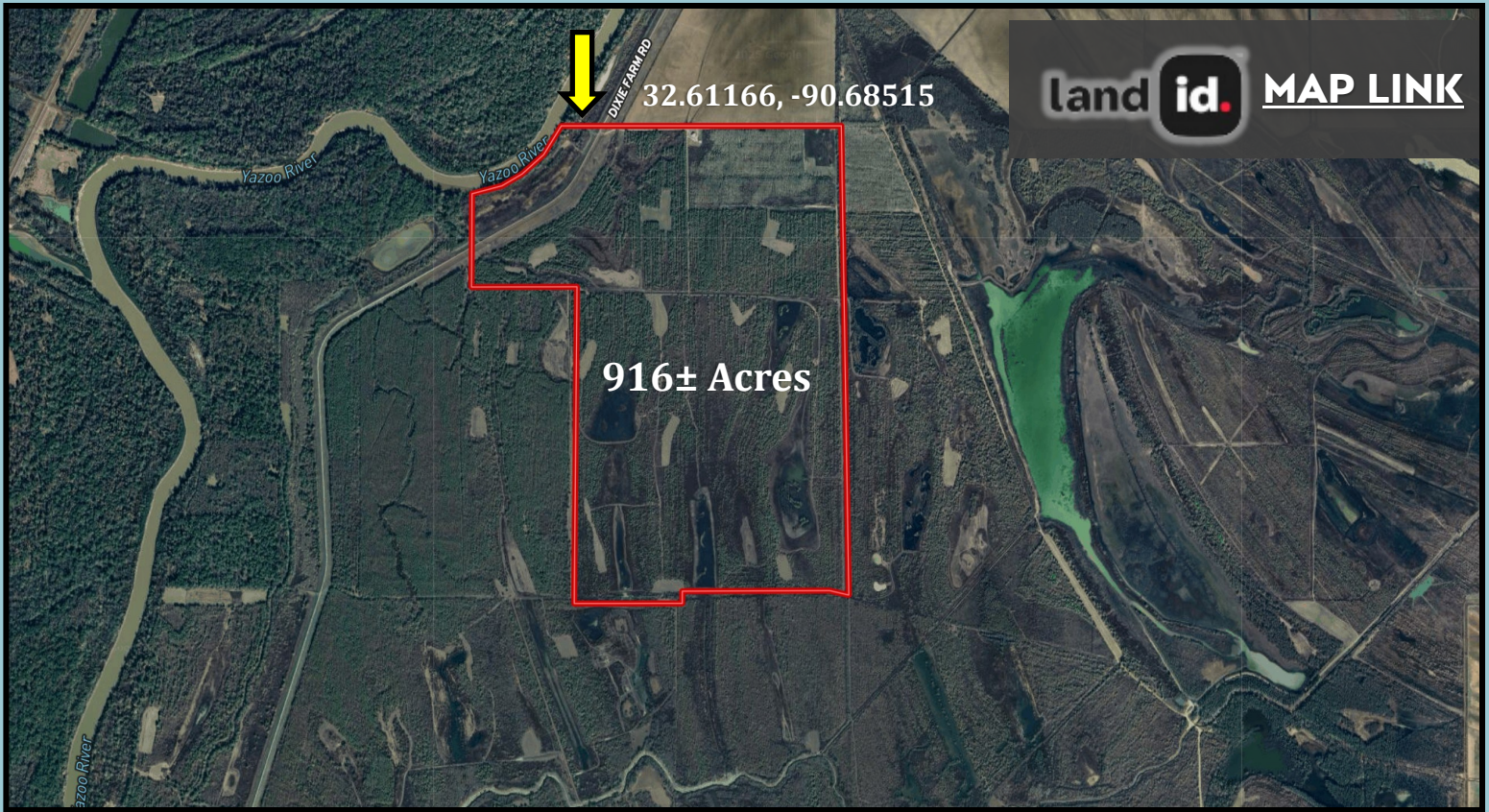
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**Directions from the Intersection of Highway 61 and Highway 3 in Redwood, MS:** Travel North on Highway 3 for 7.6 miles. Turn left onto Dixie Farm Road and travel 5.2 miles. The club entrance will be on the left.

**GOOGLE MAP LINK**



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