



2 EQUITY SHARES WITH A CABIN MILLER POINT TIMBER COMPANY, LLC COAHOMA COUNTY, MS AND PHILLIPS COUNTY, AR



- 7,500± Acres Along the Mississippi River
- 23 Members Own 32 Shares
- 3,014 ± SF, 3 Bed, 3.5 Bath Rustic Cabin
- Full-time Caretaker Onsite
- Extensive All-Weather Road System
- 40 Food Plots with Stands
- **Biggest Buck to Date Taken is 196"**
- Bucks Harvested Yearly in the 140-170 Range
- Approximately 7 Miles of Frontage on the MS River
- 68 Miles SW of Memphis, TN / 142 Miles NW of Jackson, MS / 94 Miles SE of Little Rock, AR



Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®

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601.898.2772 office | 662.719.3967 cell

Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MILLER POINT TIMBER COMPANY, LLC

COAHOMA COUNTY, MS AND PHILLPS COUNTY, AR

- 3,014 ± SF, 3 Bed, 3.5 Bath Rustic Cabin
- 2021 Annual Dues - \$5,000/No Debt on Club as of 10/10/2021
- 7,500± Acres of the MS River Bottom's Finest Hunting Land - All Owned with Timber Rights
- Land Features: Mature Timber, Cutover, Wildlife Plots, Sloughs
- 40+ Wildlife Plots with Stands Open to All Members
- Skinning Shed with Walk-In Cooler
- Archery, Rifle, and Skeet Shooting Ranges
- Mississippi River Frontage with Boat Ramp for Duck Hunting and Summer Fun
- Two State (Mississippi & Arkansas) Hunting Season (Hunting Licenses Reciprocate)
- Horseshoe Lake Hunting & Fishing
- Family Oriented - Kids & Wives Encouraged
- Top-Notch Hunting (Deer, Turkey, Ducks, Hog, and All Small Game)
- Strict Deer Management for Nearly 3 Decades
- 3 to 4 Duck Holes Depending on Water Levels from the MS River
- Fulltime Caretaker Ronnie Ferrell
- Wildlife Biologist - Jim Lipe (Annual Deer Survey Conducted)
- Convenient Location -10 Miles NW of Clarksdale, MS. 68 Miles SW of Memphis, TN. 94 Miles SE of Little Rock, AR. 142 Miles NW of Jackson, MS. 306 Miles NW of New Orleans
- Membership Subject to Approval of Club

Welcome to Miller Point Equity Share Hunting Club located in Coahoma County, MS, and Phillips County, AR. Miller Point was formed in 1986, and except for the all-weather road system, man's footprint has scarcely altered the landscape of towering oaks, cottonwoods, and pecans. Miller Point is a prestigious club on the Mississippi River banks encompassing approximately 7,500± acres of the finest hunting ground you could ask for. Wildlife is abundant along the river bottom corridor, and Miller Point is right in the midst. The club enjoys gated access along the MS side of the MS River Levee; however, the club owns land in Mississippi and Arkansas. Once you enter the gate, you will experience the pride of ownership and the meaning of "stewards of the land". You will have 23 new friends the minute you become a member. The facilities are second to none with year round fun for your entire family. The 3,014 ± square foot cabin is a rustic gem located on a mature timbered lot along Horseshoe Lake. The curb appeal will immediately set the tone for this 3 bed 3.5 bath MS River Bottom masterpiece. As you enter through the welcoming front porch, you will quickly notice the upper tier workmanship in the kitchen, dining, and great room areas (high ceilings with rustic wood detail and a beautiful wood burning fireplace are just a few). The bedrooms are tucked away down the hall with each having their own bathroom and privacy. Out back you will find a big back deck overlooking the lake (the perfect setting for entertaining and grilling). Other features include private deck off the master bedroom, mudroom, plenty of storage in the cabin, and a storage room under the cabin. The cabin was raised out of the 2011 flood plain in late 2011. If you have been searching for a Mississippi Club share equipped with a high-end cabin, we need to take a ride! Call Michael Oswalt for your private tour today!



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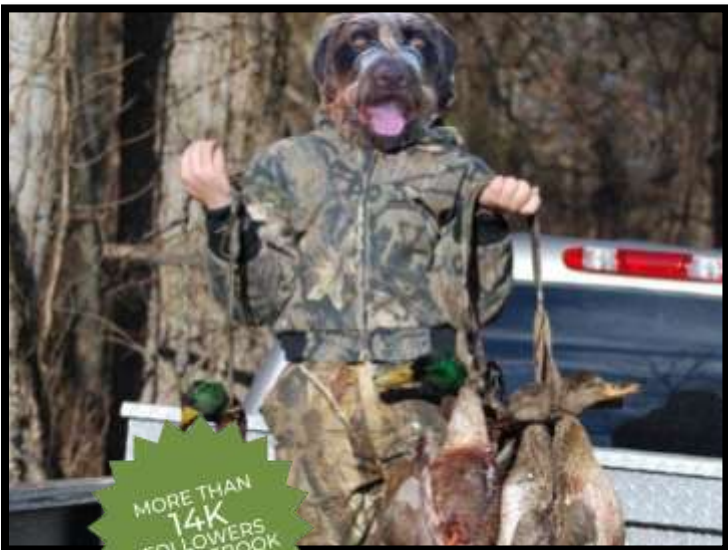


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AERIAL MAP



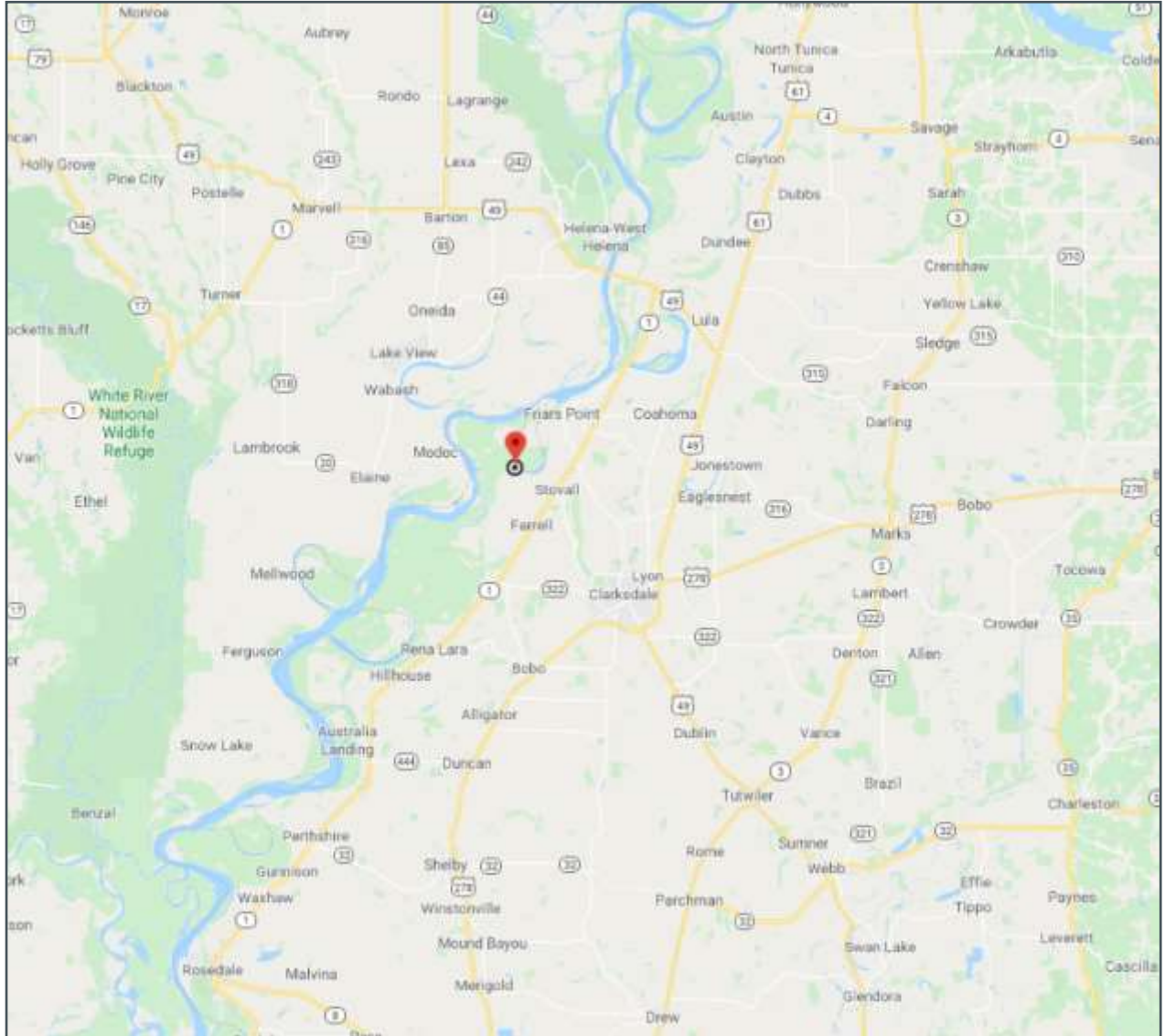
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DIRECTIONAL MAP



DIRECTIONS FROM CLARKSDALE, MS: TRAVEL OAKHURST STOVALL RD. FOR 6.1 MILES. CONTINUE OVER HIGHWAY 1 ON OLD RIVER ROAD. TURN RIGHT ON CARTER RD. FOR .3 MILES. THE ENTRANCE TO THE PROPERTY WILL BE ON THE RIGHT. [GOOGLE MAPS LINK](#)



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