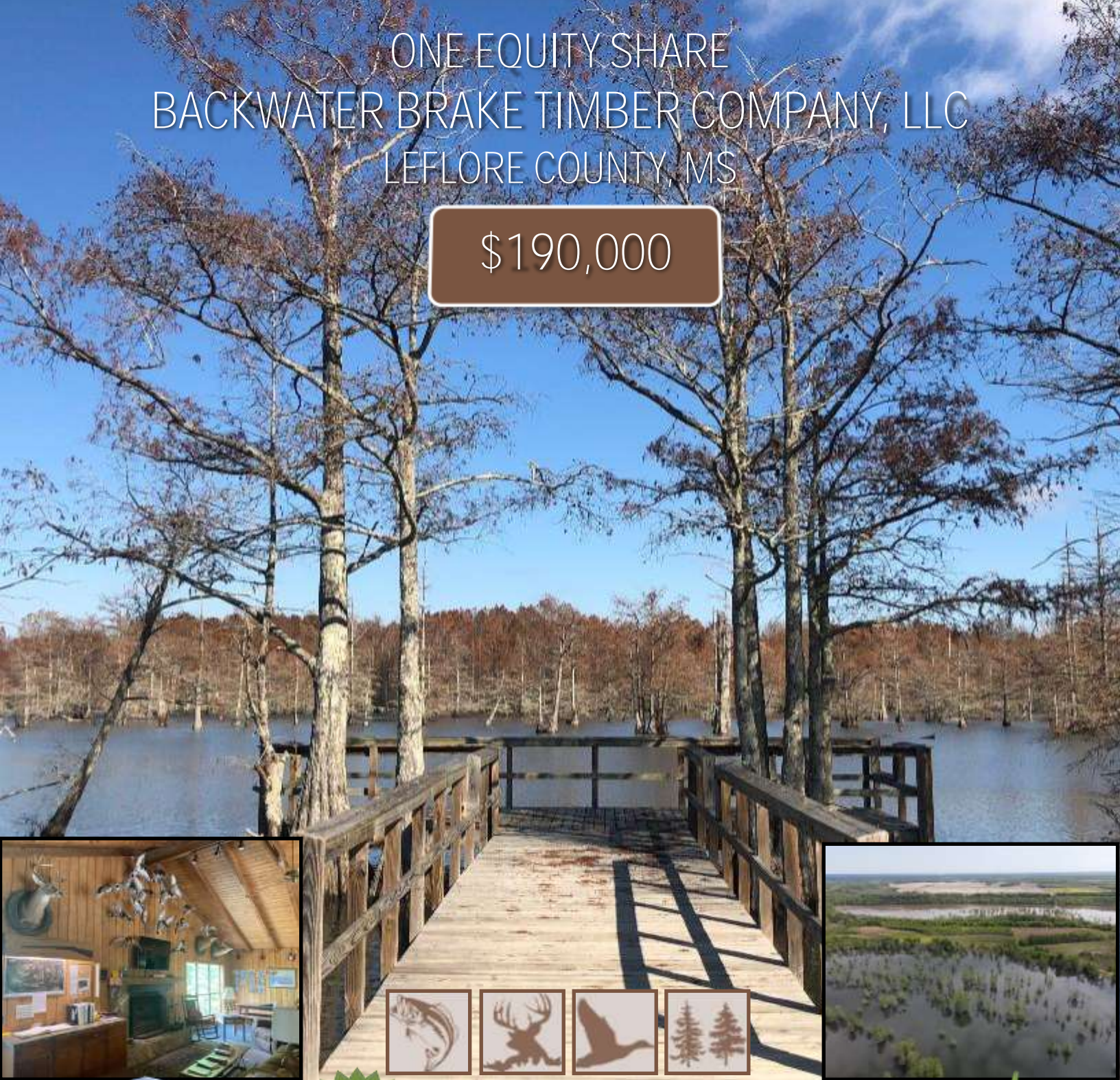


ONE EQUITY SHARE
BACKWATER BRAKE TIMBER COMPANY, LLC
LEFLORE COUNTY, MS

\$190,000



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MICHAEL OSWALT, ASSOCIATE BROKER®
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BACKWATER BRAKE TIMBER COMPANY, INC.

- 1,850 ± Acres in the Mississippi Delta Hunting Land – all owned with Timber Rights—ADJOINS MCINTYRE SCATTERS & MALMAISON WILDLIFE MANAGEMENT AREA—LOCATION! LOCATION! LOCATION!
- Main Lodge – Purchase Includes Private Suite in Main Lodge, Professional Kitchen and Bar, Pier to Lake, Firepit
- Purchase includes **2009 Polaris Ranger 500 EFI**
- Private Storage Shed Bay for Boats and Trailers
- 22 Total Shares Currently —Owned by 22 Members
- Annual Dues \$10,500 (two installments)
- Family Oriented—Wives and Kids Welcomed at all times
- Great Fishing on 18± Acre Fishing Lake
- Top-Notch MS Delta Hunting—Duck, Historic Deer Management, Turkey, Hogs, Dove, and Small Game
- 60± Acres of Wildlife Plots (Deer and Duck)
- Land Diversity—Mature Timber, CRP Timber (500± acres), Green Timber Duck Hunting, Lake, Sloughs
- 600± Acres of Duck Habitat with Exceptional Hunting (Green Timber, Sloughs, Fields); Rest Days for Ducks in Place (No Duck Hunting on Tuesdays, Thursdays, and Fridays); Draw for Duck Holes Each Morning
- 40+ Deer Stands Scattered throughout (Box Stands, Hang-On, Lean-To)
- Skinning Shed with Walk-in Cooler
- Full-Time Caretaker — Johnnie St. Claire
- Meals Provided by Camp Cooks on the Weekends during the Hunting Season
- Membership Subject to Approval of Club

Backwater Brake is known as one of the most sought after Equity Share Duck Clubs in the Mississippi Delta. The club was formed in 1985, and is considered to have some of the best duck and deer hunting in the area. The extensive management has paid off greatly (take a look through a few of the harvest pictures and duck records at the camp). The close knit family atmosphere will make you feel right home. The minute you get voted in, you become family. The cabin suite is ready for you and your family to stay the weekend and enjoy the outdoors. So, whether you like duck hunting, deer hunting, small game hunting, fishing, or just relaxing beside the fire with friends at the cabin, you need to come take a ride around Backwater Brake! Call Michael Oswald today for your private showing!!



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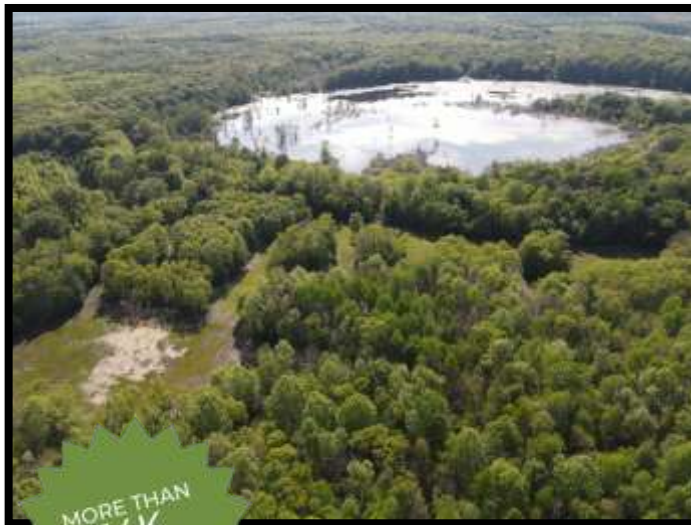


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LandReport
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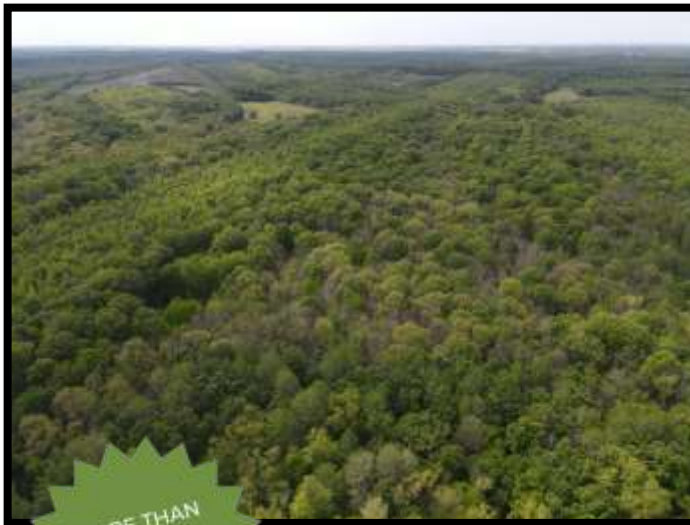


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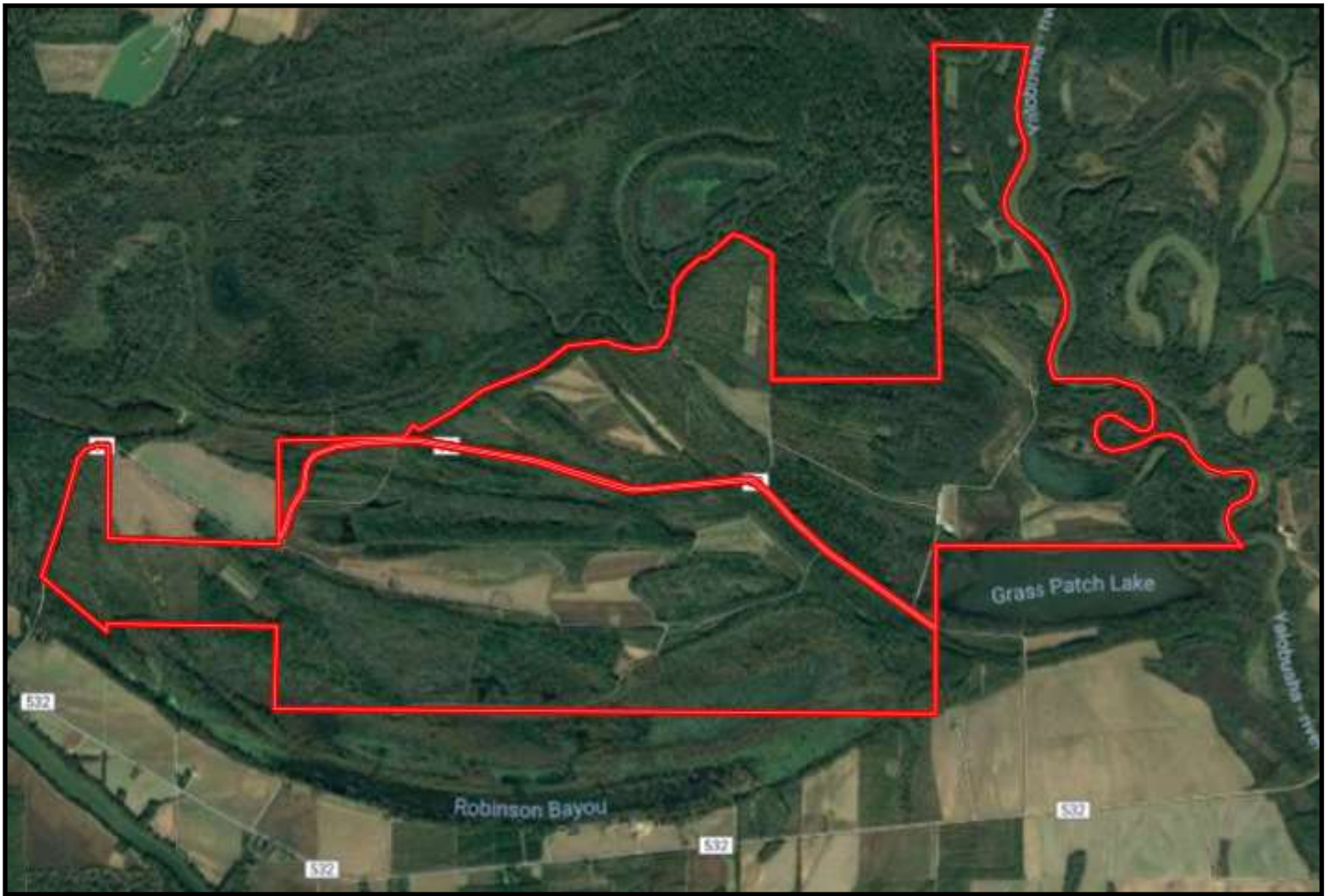
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Aerial Map

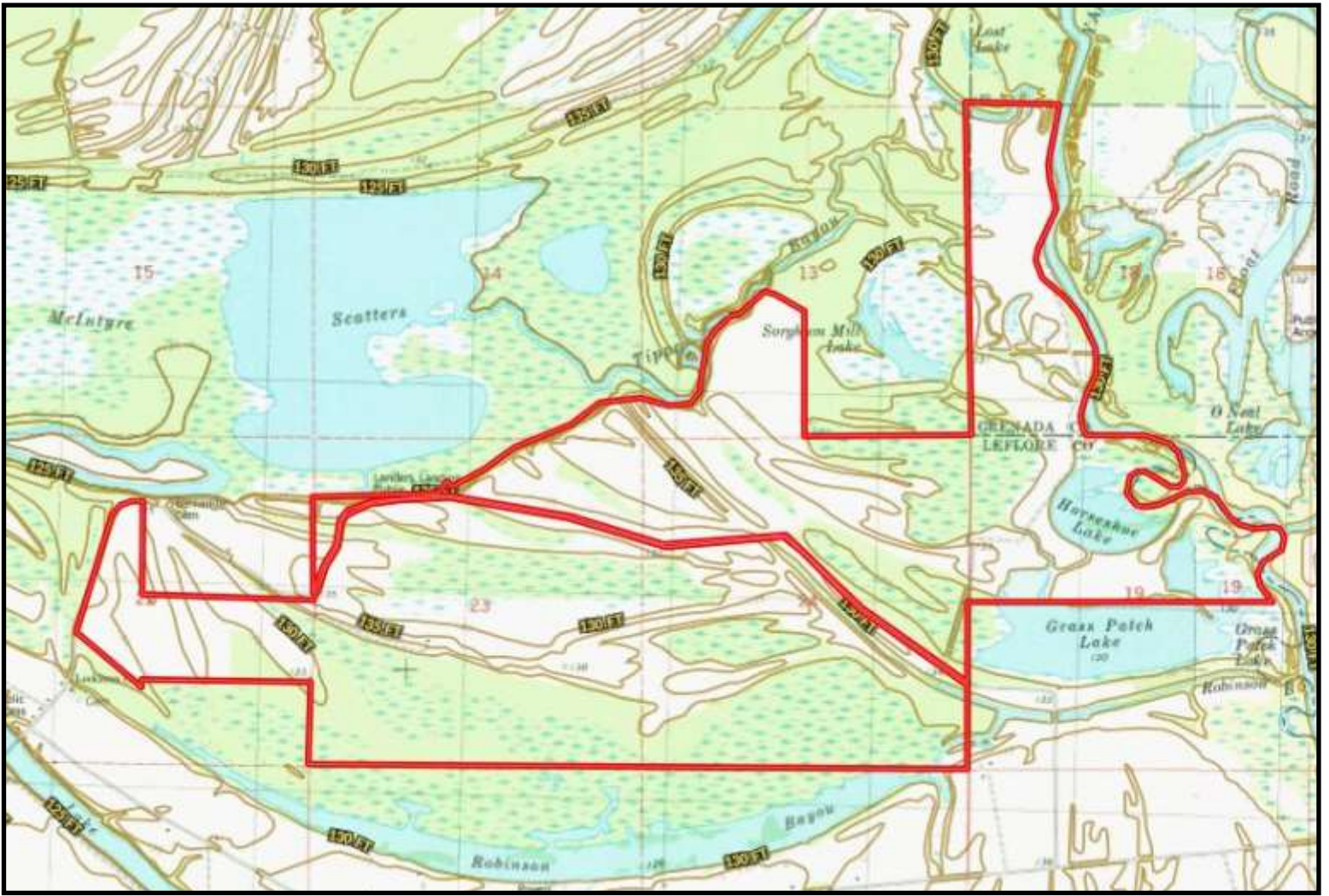


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Topo Map

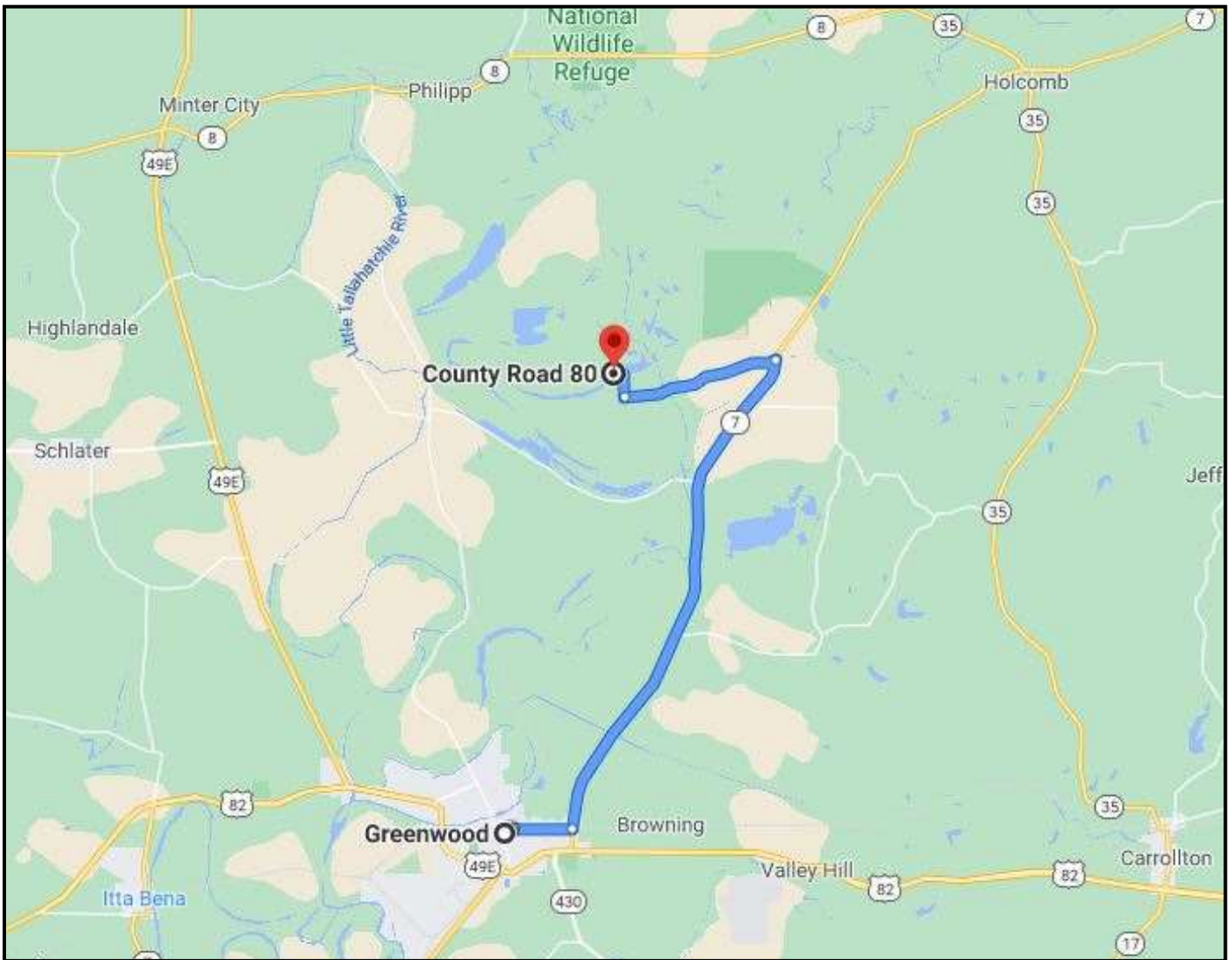


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DIRECTIONAL MAP

DIRECTIONS: From Greenwood, MS, travel Highway 7 North for 11.9 miles. Turn left on to Money Road and travel for 2.2 miles and continue on to Robinson Bayou Road for 1.4 miles. Turn Right on to McIntyre Road, the property will be on your right. [GOOGLE MAPS LINK](#)



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