

One Share of Willow Brake Hunting Club

Warren/Issaquena County, MS

\$265,000

- 1,271± Acres Owned/266 ± Acres Leased
- 15 Shares Owned by 10 People
- Annual Dues \$2,500
- Cabin Lot Included with Share
- Just over an hour from Madison, Mississippi



- Trophy Hunting (Ducks, Deer, Turkey, Hogs, Small Game)
- All Timber Rights Owned by Club
- Great Fishing with Access to the Mississippi River
- House on Eagle Lake Available for additional purchase



Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®
 Michael@TomSmithLand.com
 601.898.2772 office | 662.719.3967 cell
 Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Willow Brake Hunting Club

- 1,537± Acres of MS River Hunting Land, Inside and Outside of the MS River Levee
- 1,271± Acres Owned
- 266± Acres Leased
- Cabin Lot Included on Paw Paw Chute (Approximately 75' Width x 300' Deep)
- 15 Shares owned by 10 People
- Annual Dues \$2,500 / No Debt on Club / Member Pays Taxes on their Cabin & Lot
- Family Oriented—Wives and Kids Welcomed at all times!!
- Boat Ramp Access to Paw Paw Chute (Access to MS River)
- Trophy MS River Bottom Hunting (Deer, Turkey, Duck, Hogs, and all Small Game)
- Wildlife Plots in Place
- Land Diversity (Mature Timber, Young Timber, Cutover, Food Plots, Sloughs, Lakes)
- 4+ Established Duck Holes with Great Hunting
- Deer Stands Scattered throughout (Box Stands, Hang-On, Lean-To)
- Skinning Shed with Walk-in Cooler
- Wildlife Biologist (DMAP Program)
- Membership Subject to Approval of Club
- Additional Share Available

Welcome to Willow Brake Hunting Club situated in the Mississippi River Bottom! The club was formed in 2002 and is considered a great family atmosphere. You will feel welcome the minute you come through the gate. Whether you like to relax at your cabin or really get after the hunting, this club offers great comradery and trophy wildlife opportunities. If you have been looking for an affordable equity share along the Mississippi River, call Michael Oswalt for your private showing today!!

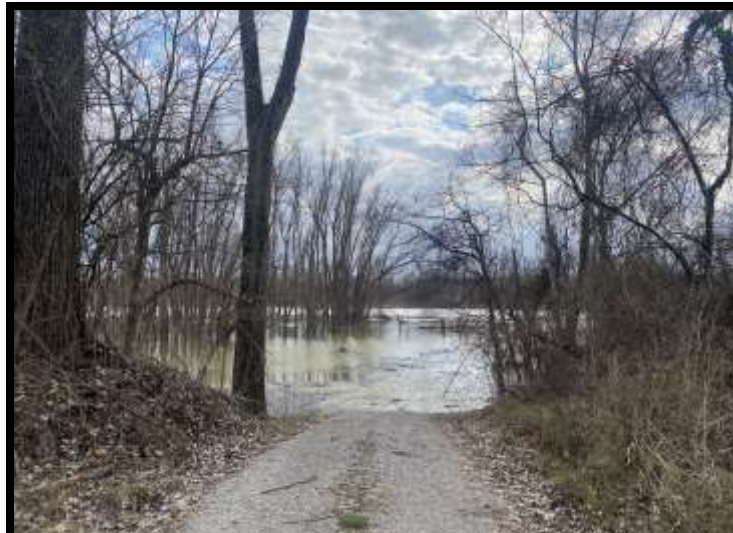


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Aerial Map

Click [HERE](#) for Interactive Map



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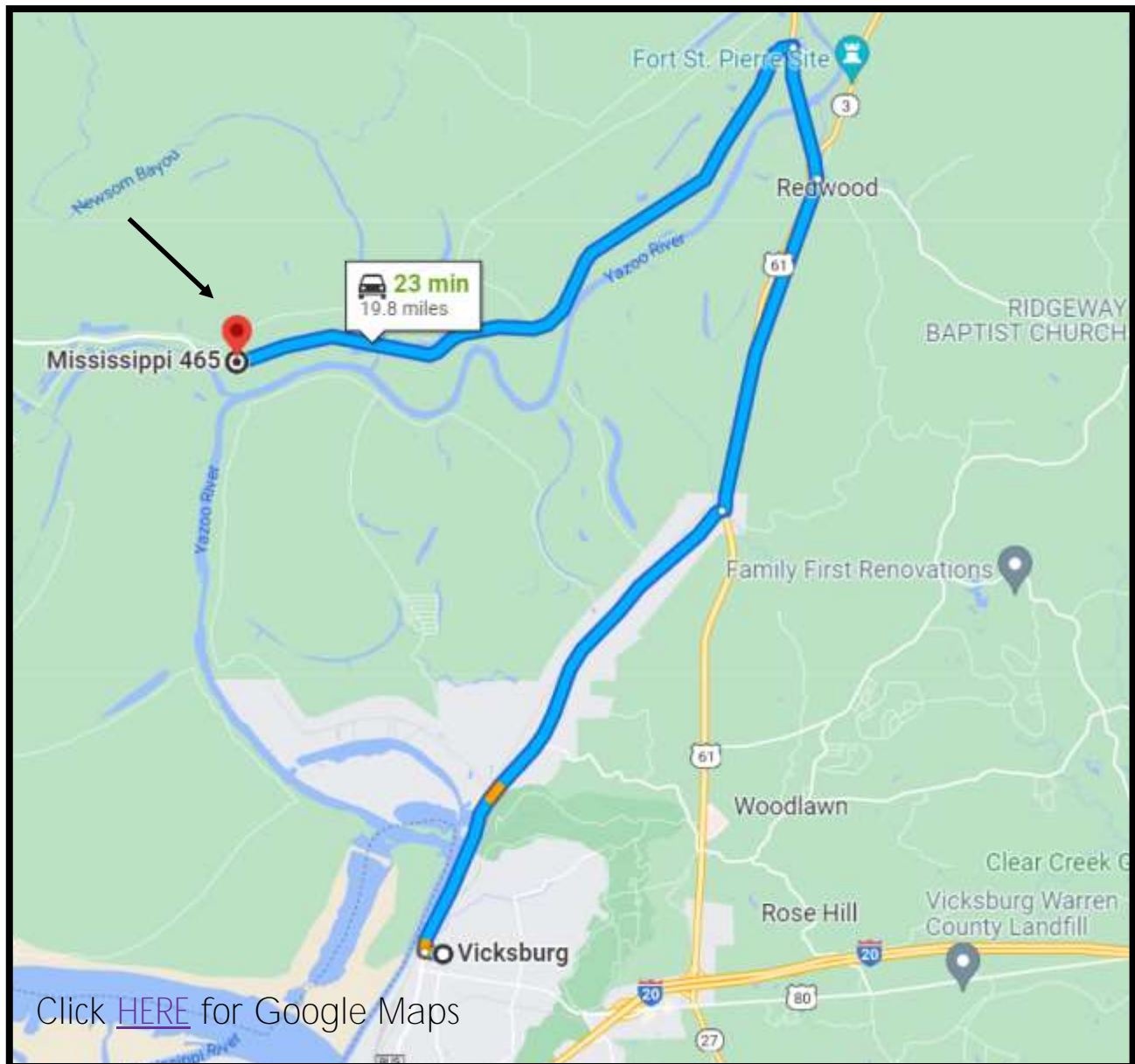
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Click [HERE](#) for Google Maps

Directional Map

DIRECTIONS: From Vicksburg, MS, Travel Highway 61 North for approximately 5.40 Miles, Then Turn Left onto Highway 465 for 9.86 Miles, The Property Will Be on Your Left.



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