

1,445± ACRE PREMIER HUNTING CLUB CARROLL COUNTY, MS

WORD CLASS HUNTING WITH ALL OF THE AMMENTITIES



\$9,670,000

- 1,445± Acres in Carroll County, MS
- Only 10 Minutes from Greenwood, MS
- Road Frontage on Highway 7
- 10,000 SF Lodge with Private Suites
- Professional Grade Kitchen
- Access to Sharkey Bayou
- World Class Duck Hunting
- Green Timber Hunting
- Open Field Hunting
- Boat Shed with Enclosed Mudroom
- Trophy Hunting Also Includes Whitetails and Small Game
- Full-Time Caretaker/Guide
- Professionally Maintained for over 3 Decades!

DRONE LINK

Call the land man today!



TOM SMITH, ALC®, BROKER

Tom@TomSmithLand.com

601.898.2772 **office** | 601.454.9397 **cell**



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



5 Star Hunting Club was formed in 1976 by five prominent Mississippi businessmen to pursue their passion for duck hunting. Located in Carroll County, MS, approximately ten miles north of Greenwood, MS, off Highway 7 on Sharkey Bayou. 5 Star is convenient to Mississippi, Tennessee, Alabama and Louisiana via I-55 and Highway 82. For the sportsman who can fly into the Greenwood Airport, which will accommodate corporate jets, is located only thirteen miles from the Lodge. Additionally, the camp manager's pick-up at the airport is only a phone call away.

The property fronts Highway 7, allowing easy access for your family, friends, and clients. The Lodge consists of 5 suites and six baths, allowing each member to have their full suite and private bath with a walk-in closet. You will find a spacious great room with a fireplace, a professional-grade kitchen, a large dining area, and a fantastic, covered porches for all the stories to be told! The caretaker lives on-site in the private caretakers' suite and quarters. *Sharkey Bayou is the property's centerpiece and is historical in nature for its duck production.* Sharkey Bayou is a natural cypress and tupelo gum break that holds water year-round growing native moist-soil vegetation for waterfowl food sources. The property includes "green timber" and "open field" hunting, with all the blinds accessible by boat from the covered boat shed at the lodge. The boatshed has an enclosed mudroom for storage of your hunting gear. The property has been professionally managed since its inception, and the history of massive quantity and quality of ducks is quite impressive.



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In addition to the excellent duck hunting, 5 Star offers trophy whitetail deer, turkey, dove, hog, and small game hunting on approximately 1,445± acres. **The history of the hunting success is just like the name; it is Five Stars!** The property has been maintained, cared for, and managed for maximum duck productivity for over three decades! Its proximity to Greenwood offers fine dining at the Crystal Grill, Lusco's, Giardina's, and numerous other famous Delta Restaurants. The club has five owners; only two have changed in its 33-year history. *This is the first opportunity to own the world-famous 5 Star Hunting Club since its formation in 1976. The Legendary 5 Star can now be purchased for the first time in history!*

The full-time, year-round manager/guide takes care of all the duties of maintaining the hunting lodge, duck blinds, deer stands, food plots, camp vehicles, boats, motors, and equipment. All you need is the love of the outdoors and the passion for hunting... everything else is taken care of for you! As a rule of thumb, there are approximately 1,000± acres of water and 450± acres of mature hardwood timber. The road system throughout the hardwoods is extensive. There is a well on the south line of the property which you can flood the structures to the southern half of the property if needed.

This is a once-in-a-lifetime opportunity to own this property, as it has never been available for purchase in its Five Star History. However, this property will not last long, so call Tom Smith to schedule your private showing of this world-class hunting property!



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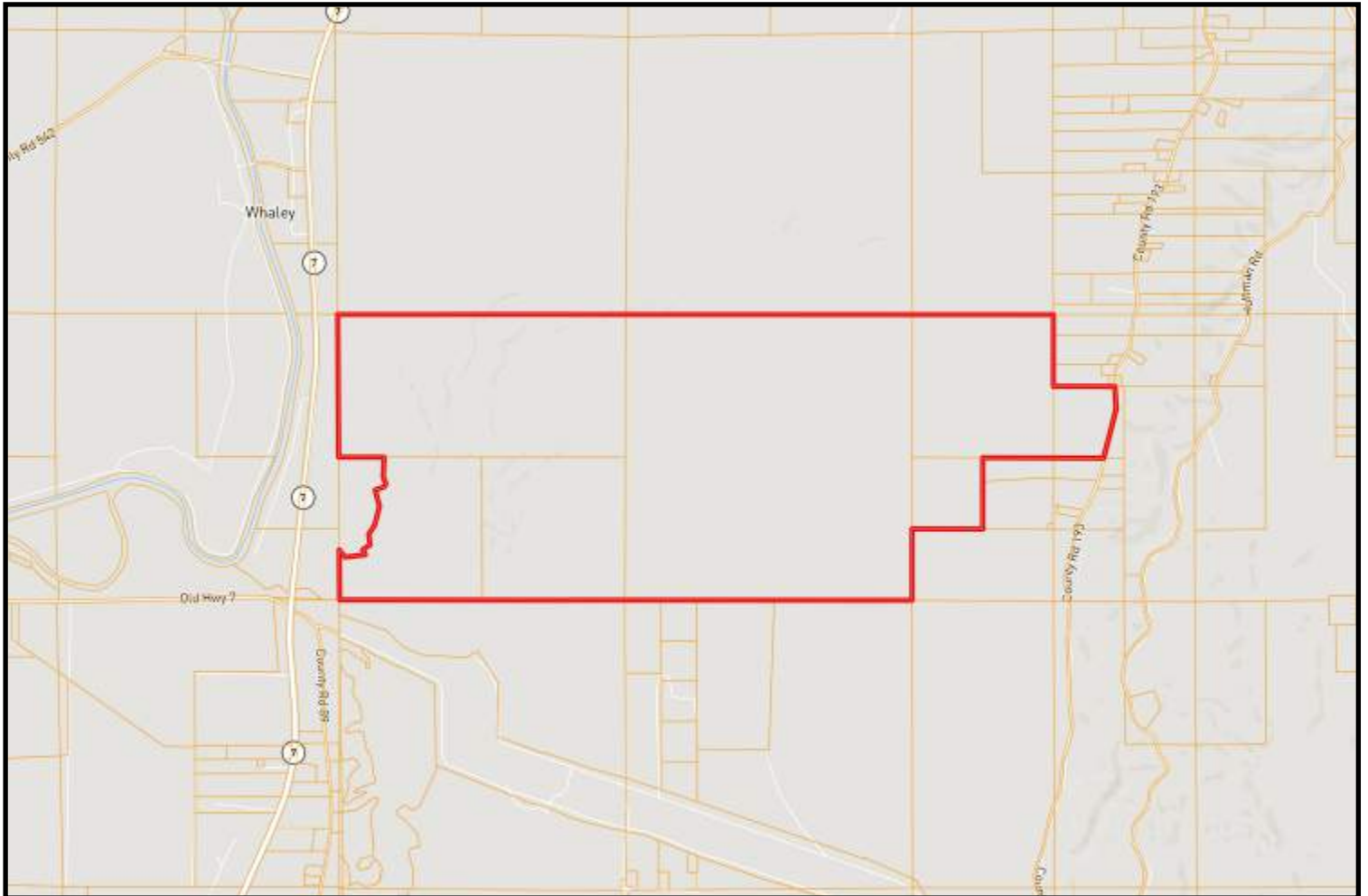


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Ownership Map



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Aerial Map



[Click Here for an Interactive Map](#)

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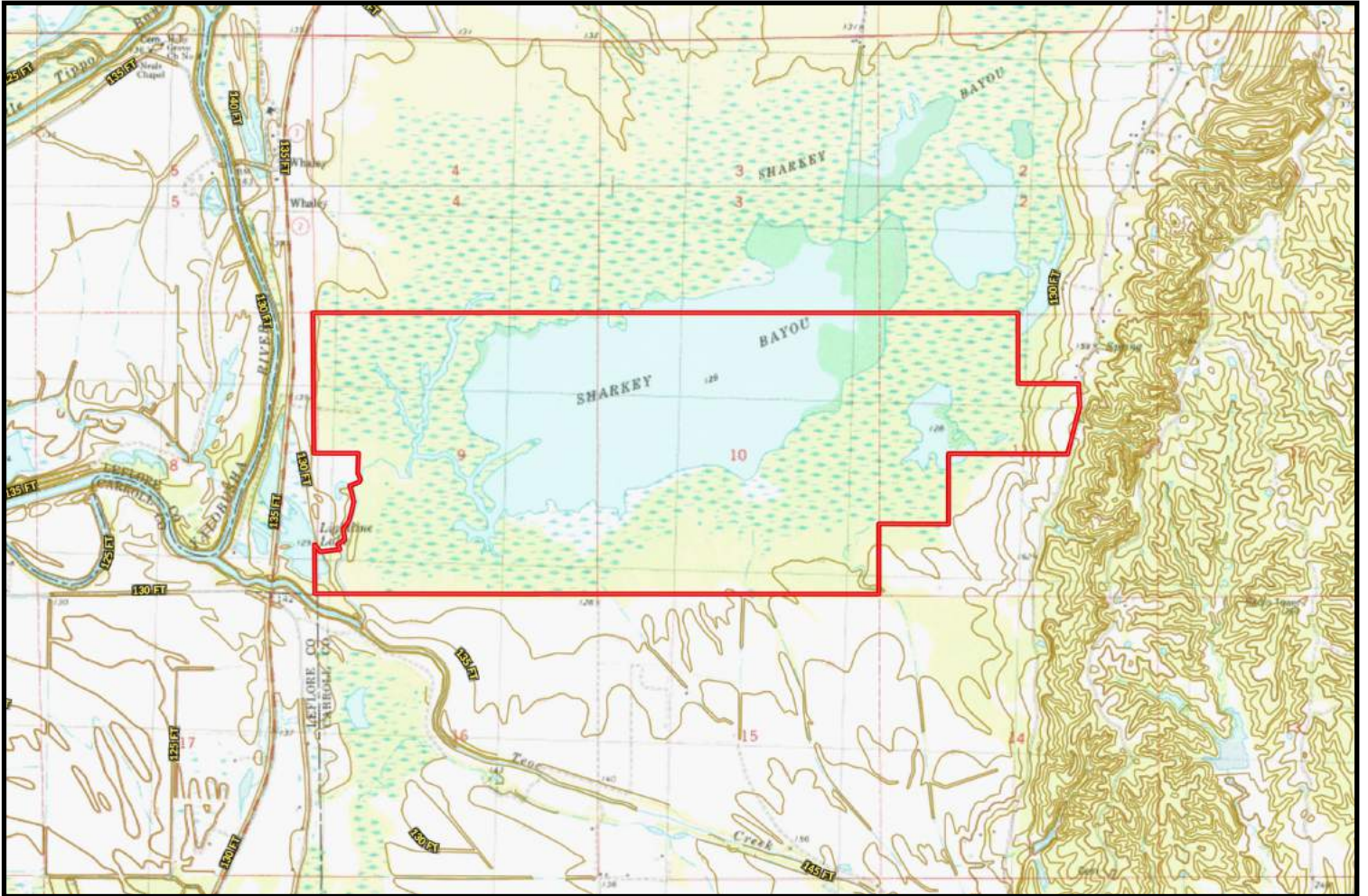


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Topo Map



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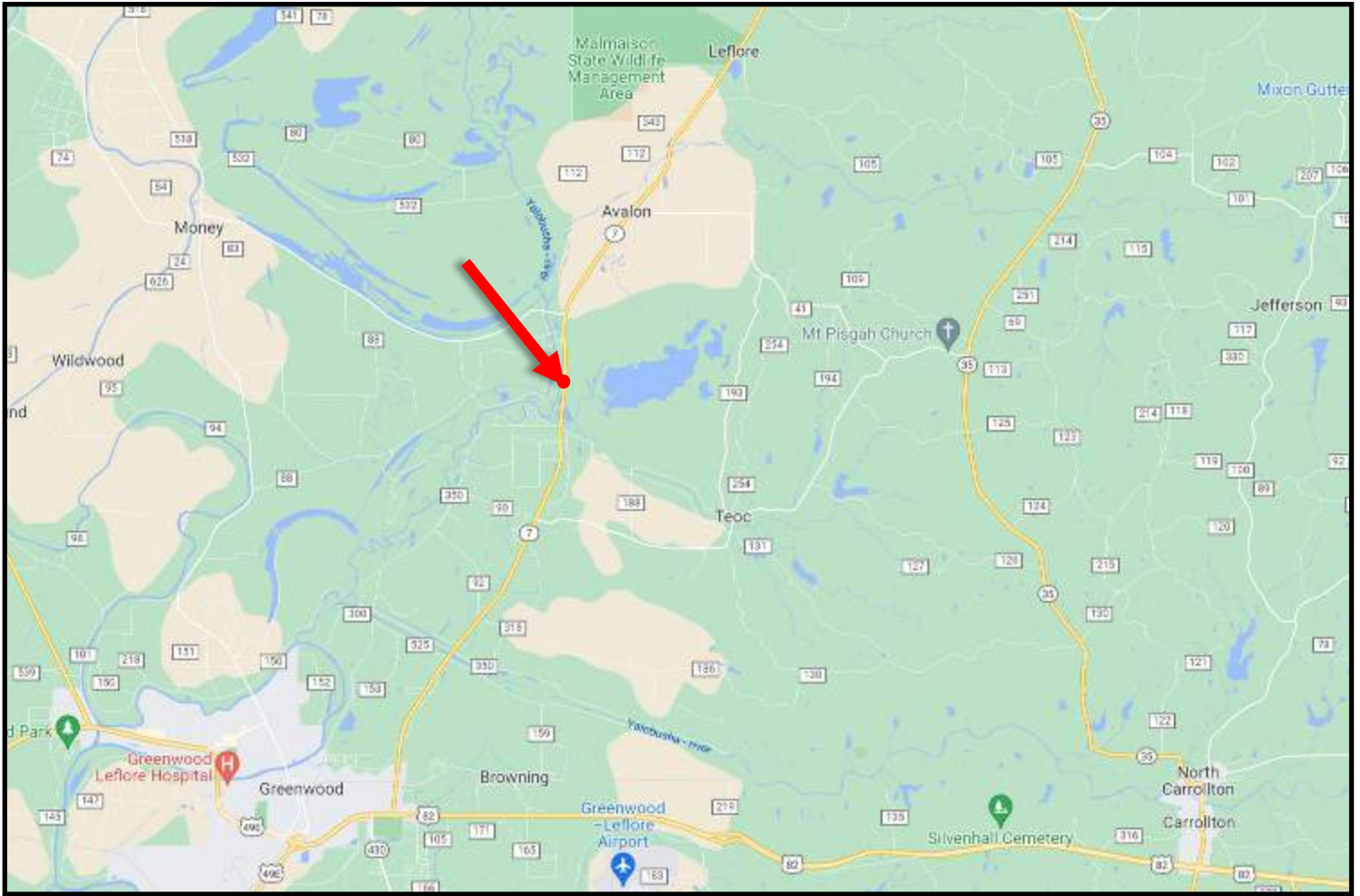


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Directional Map



Directions from Highway 82 and Highway 7 in Greenwood, MS:
Travel Highway 7 North for 8 miles. The entrance to the property will be on your right. [GOOGLE MAP LINK](#)



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