

Willow Break

3,642± Acres of Prime Duck and Deer Hunting in Warren County, MS

**Equity
Share
for Sale**
\$560,000



- 3,642 Acres of Managed Habitat in Warren County, MS
- 32 Total Shares
- 1,000 SF 2 Bed/1 Bath Condo With Appliances Included
- \$5,000 Yearly Dues (Payable in June and January)
- 90± acres of food plots
- 40 Shooting Condos
- 20 Duck Holes
- 4 Wells and Power Units
- 3,400 SF Main Lodge for Special Events and Gatherings
- Managed Lake Stocked with Bass and Bream
- Landing Strip for Small Aircraft
- Dog Kennels
- 4 Work Days or 40 Hours Per Year Required



Call me today!

BRUCE WEST, REALTOR®
Bruce@TomSmithLand.com
662.441.2500 office | 662.873.3007 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

1 Equity Share of Willow Break



Welcome to Willow Break in Warren County, MS! With 32 shares total, and over 3,642± acres of professionally managed wildlife habitat for deer and ducks in this MS Delta Hunting Club. This is a hunter's dream! The property has a beautiful 3,400 SF main lodge with an array of mounted animals and fantastic views of the lake. This lodge would be perfect for hosting special events and gatherings. The lake is managed for bass and bream with structures in place for great fishing. There are 90± acres of food plots, forty shooting condos for deer hunting, and twenty duck holes that can maintain water from the strategically placed four wells to create an ideal duck habitat. Kennels are also available if needed for your dog. There is a well-planned road system that makes access to all areas of this property a breeze. There is a landing strip for small aircraft that is available. Everything has been thought of, just bring your gear and come on!

This share includes a 1,000+/- sq ft condo. It features two bedrooms, one bathroom, and a kitchen with all appliances remaining. Each condo has a patio to sit outside and enjoy the scenery and relax. There is also a metal storage container that goes with the share. Willow Break has so many amenities in this beautiful camp setting that you and your family can enjoy from day one. \$5,000 in yearly dues (payable in June or January) and four work days or forty hours per year required. Whether you are hunting or just wanting to get away and relax with the view of the lake and see the abundant wildlife, you can't go wrong. Shares in this club do not become available often. Give Bruce a call to join today!

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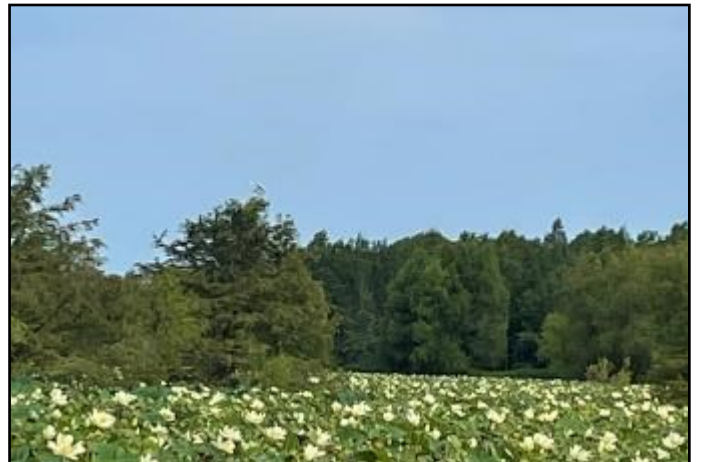
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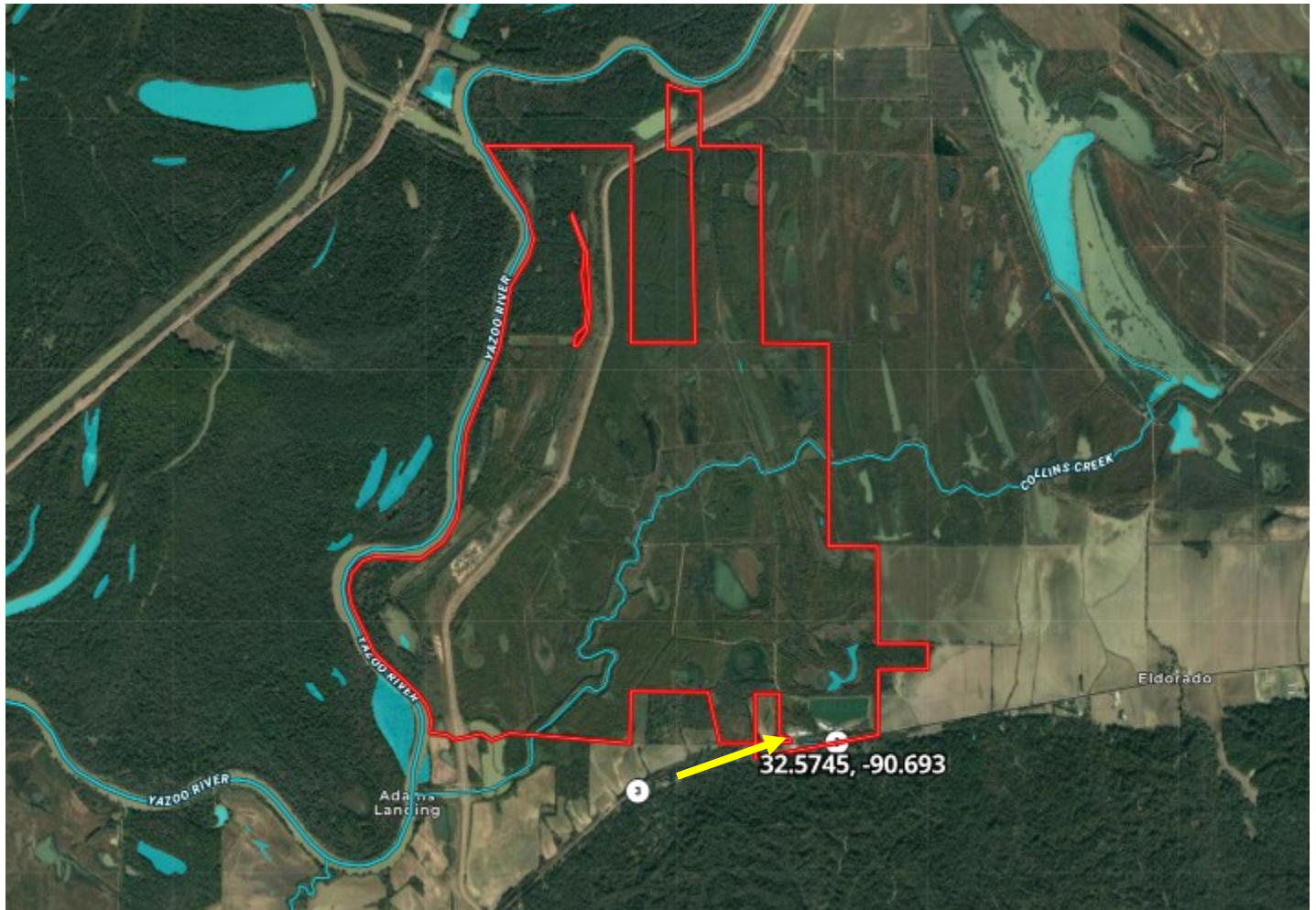
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AERIAL MAP



[Click Here for an Interactive Map](#)

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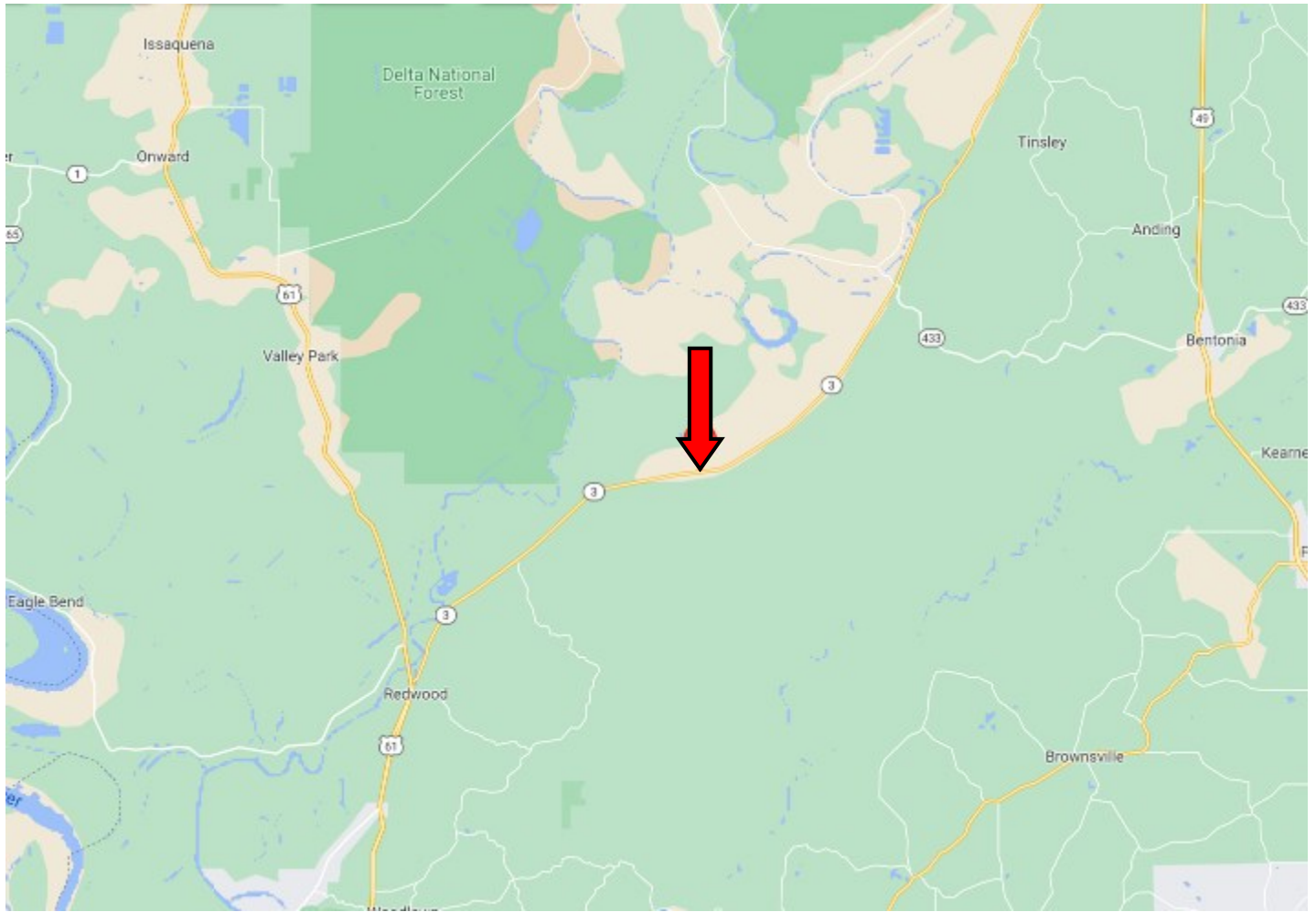
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DIRECTIONAL MAP



Directions from the Intersection of Hwy 61 and Hwy 3 in Redwood, MS: Travel Hwy 3 for 12 miles. The entrance to Willow Break will be on your left. [CLICK FOR DIRECTIONS](#)> [9408 Hwy 3 Redwood, MS 39156](#)



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