

# Willow Break

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

**Equity  
Share  
for Sale**  
**\$545,000**



- 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 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 multiple food plots, plenty of shooting condos for deer hunting, and multiple 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. 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!

*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.



*Call me today!*

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



Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*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.



*Call me today!*

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



Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*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.



*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.



*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.





*Call me today!*

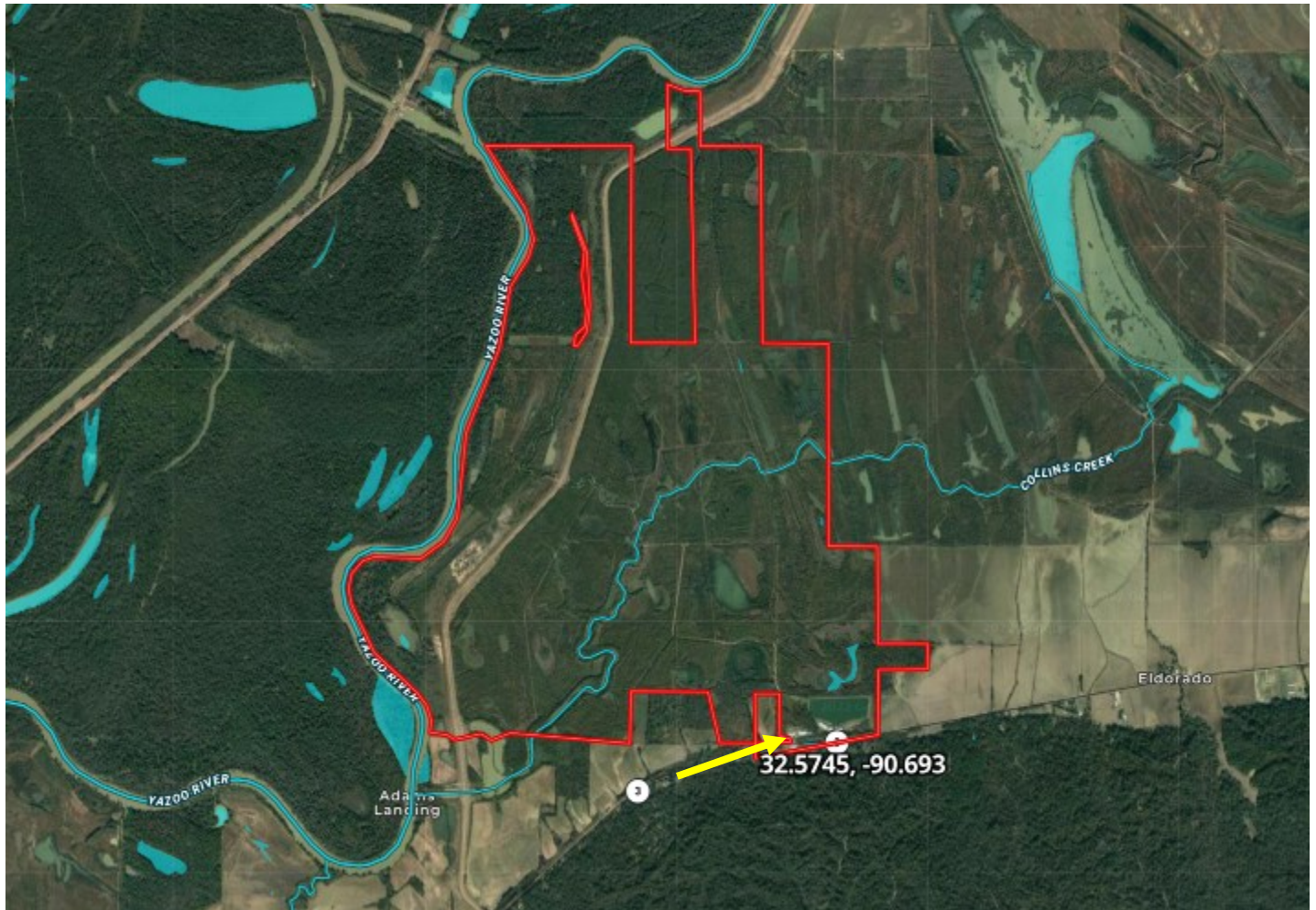
**BRUCE WEST, REALTOR\***  
Bruce@TomSmithLand.com  
662.441.2500 office | 662.873.3007 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# AERIAL MAP



**[Click Here for an Interactive Map](#)**

*Call me today!*

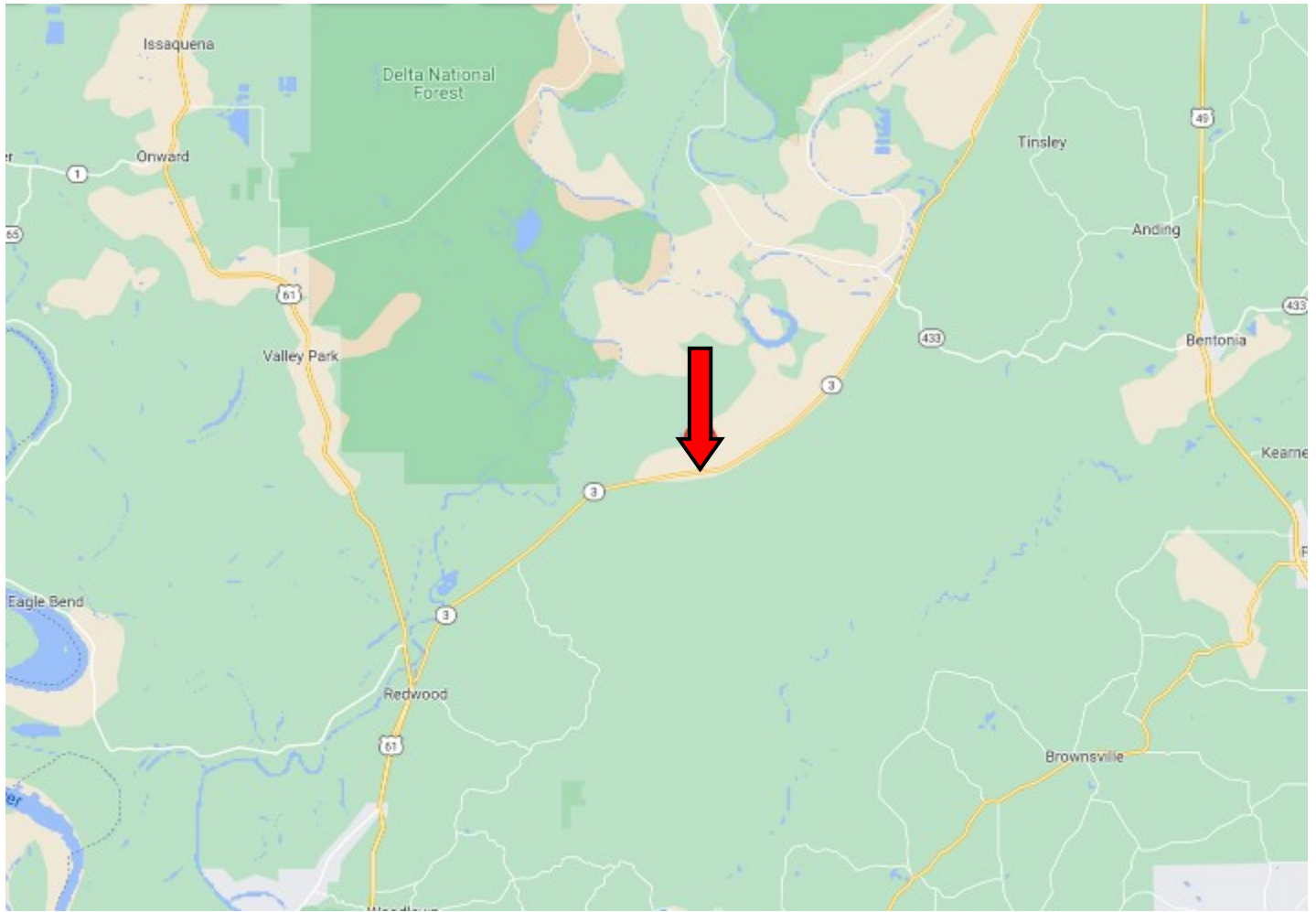
**BRUCE WEST**, REALTOR\*  
Bruce@TomSmithLand.com  
662.441.2500 **office** | 662.873.3007 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# 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](#)**



*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.