

Black Bayou Hunting Club, Inc. Equity Share

Bolivar & Washington Counties, MS

\$515,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

1 Equity Share at Black Bayou Hunting Club

Location:

- Bolivar /Washington County, MS
- Located Inside the Mississippi River Levee
- 10 Miles NW of Greenville, MS
- 100 Miles NW of Jackson, MS
- 125 Miles SW of Memphis, TN
- 250 Miles NW of New Orleans, LA

Coordinates:

- 33.5441, -91.1527

Property Information:

- 6,750± Acres - All Owned with Timber Rights
- 40 Shares Owned by 35 Members
- 2023/2024 Annual Dues \$5,000 (Payable on October 1/ No Debt on Club)
- Purchase Includes Lot to Construct your Private Cabin
- Land Features: Mature Timber with Select Cut Areas, CRP, Numerous Acres in Wildlife Plots, 40± Acres in Duck Habitat (4 Duck Holes Depending on Water)
- Common Lodge: Cooks Prepare Meals Every Saturday during Hunting Season (Free Lunch and \$20 Steak Dinner that Evening)
- Skinning Shed with Walk-in Cooler
- Black Bayou Fishing Lake (55+ Acres)
- Mississippi River Frontage- No Direct Boat Access
- Incredible Top-Notch Hunting: Deer, Turkey, Ducks, Hogs, and Small Game (High Fenced on the North and South Side)
- 3 Banks Tower Stands in Reserved Hunting Areas Included
- Family Oriented - Wife and Kids Encouraged
- Fulltime Caretaker - Bobby Casavechia
- Wildlife Biologist - Ruben Cantu (Annual Deer Survey Conducted)
- Membership Subject to Club Approval

Property Use:

- Recreational (Everything Outdoors)
- Weekend Getaway



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


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O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /21,000+ Followers

Information is believed to be accurate but not guaranteed.



Welcome to Black Bayou Hunting Club located along the mighty Mississippi River in Bolivar and Washington Counties, Mississippi. Black Bayou originated in 1986 and has been a sought-out Mississippi River Equity Share Club ever since. With the purchase of a membership, you will enjoy every aspect the Mississippi Delta has to offer. Black Bayou Club has been on strict wildlife management plans for many years, and the numbers show. Look at the harvest/trail camera pictures. Don't rule out the summer fun either; you will be fishing in Black Bayou Lake and have close access to the MS River for sandbar activities and some of the best catfishing you can ask for. If you have been on the hunt for a Mississippi River Equity Share, call Michael Oswald for your private tour today.



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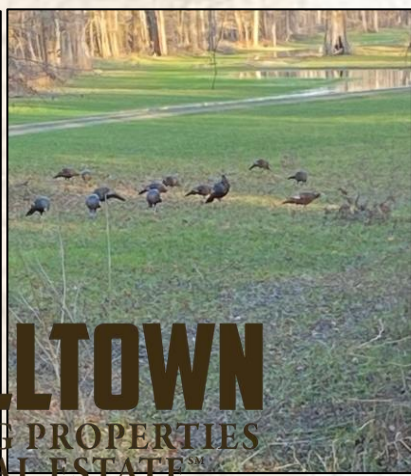
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