



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

769.888.2522 Office

**One Equity Share of Magna Vista, LLC**  
**Issaquena County, MS**  
**\$950,000 per share**

Click [Here](#) for Interactive Video

# Property Profile

## 1 Equity Share at Magna Vista, LLC

### Location:

- Mississippi River Bottom
- South Delta
- Issaquena County, MS

### Coordinates:

- 32.7061, -91.0159

### Property Information:

- 5,560± Acres in the Mississippi River Bottom
- 18 Total Shares – Currently 10 Owned by 9 Members
- Fitler Main Lodge (Completely Renovated in 2023) - Purchase Includes One Private Suite, Private Bath, Professional Kitchen, and Bar, 2 Great Rooms, & Outdoor Kitchen
- New Skinning Shed with Walk-In Cooler, Storage Area, & Wash Rack
- Additional Lots to Build a Private Camp if Member Chooses
- Annual Dues/ Debt Assumption Available Upon Request
- Family Friendly Camp – Bring the Wives and Kids!
- Great Fishing in the Blue Holes
- Some of Mississippi's Best Hunting - Duck, Deer, Turkey, Hogs, Dove, and Small Game
- Incredible Duck Hunting – 39 Holes with 28 being Water Controlled- 8 Wells to Control Water
- Numerous Wildlife Plots with 70 Box Stands in Place
- The Perfect Land Diversity - Mature Timber, Cutover, Sloughs, Bayous, Fields, & Lakes
- Miles of Roads for Access
- Full-Time Caretaker- Eddie Hatcher
- Club Biologist & Forrester on Staff
- Additional Shares Available
- Membership Subject to Approval of Club and Debt Assumption

### Property Use:

- Recreational
- Trophy Hunting (Ducks, Deer, Turkey, Hogs, & Small Game)
- Weekend Getaway
- Fishing



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**MICHAEL OSWALT, ALC**

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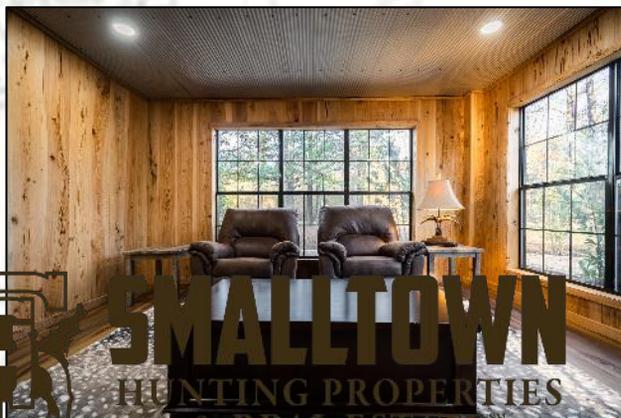
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When two iconic properties become one in the Mississippi River Bottom, something very special is born. Welcome to the new Magna Vista in Issaquena County, Mississippi. In early 2023, Magna Vista Plantation purchased the historic Fitler Farms which now created the ultimate equity offering in the South Delta. The recreational history runs deep within these two clubs. "Fitler Lodge" at Magna Vista is being completely renovated during the spring/summer of 2023. Don't worry; the rustic history of the lodge will not be erased but simply get a facelift to accommodate the desires of the modern hunter and their families.



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The lodge will enjoy sixteen sizable private suites with private bathrooms, three bunk rooms for guests, a new commercial kitchen, two great rooms (one upstairs & one downstairs), and an outdoor kitchen. The room for that good hunting camp camaraderie will be plentiful. Outside, you will find a new skinning shed, walk-in cooler, wash rack, and dog kennel. The members will enjoy all these amenities while being surrounded by soaring mature timber. The setting is absolutely perfect. If you are more of a private fella, there are additional lots for members to construct their own private camp.



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Magna Vista now enjoys 5,565± acres of some of the best hunting the great State of Mississippi has to offer. The land is in two big tracts just a couple miles apart (one tract being inside the MS River Levee and the other just outside the levee). The diversity is what most property owners long for (mature timber, cutover for bedding & nesting, fields, sloughs, bayous, & lakes). The hunting speaks for itself while you are thumbing through the wildlife photos. You will find numerous wildlife plots in place (most equipped with box or ladder stands), 39 duck holes (24 of which the water can be controlled), BIG timber for those turkeys to roost, thickets for those year-round pig hunts, and all the small game you could want to hunt.

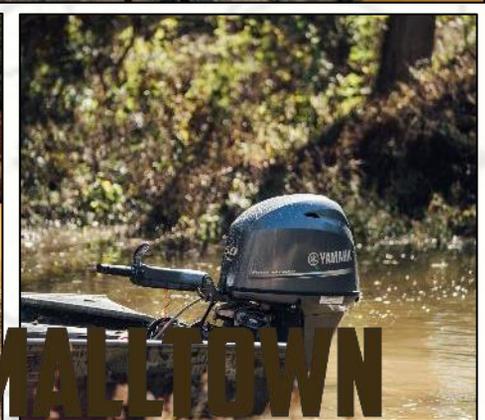
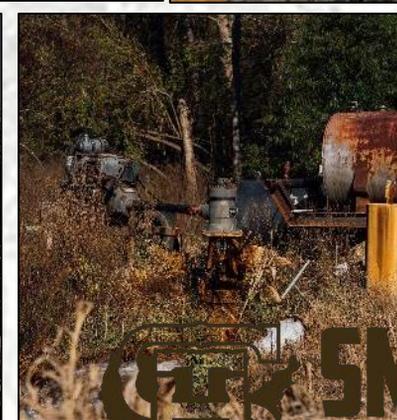
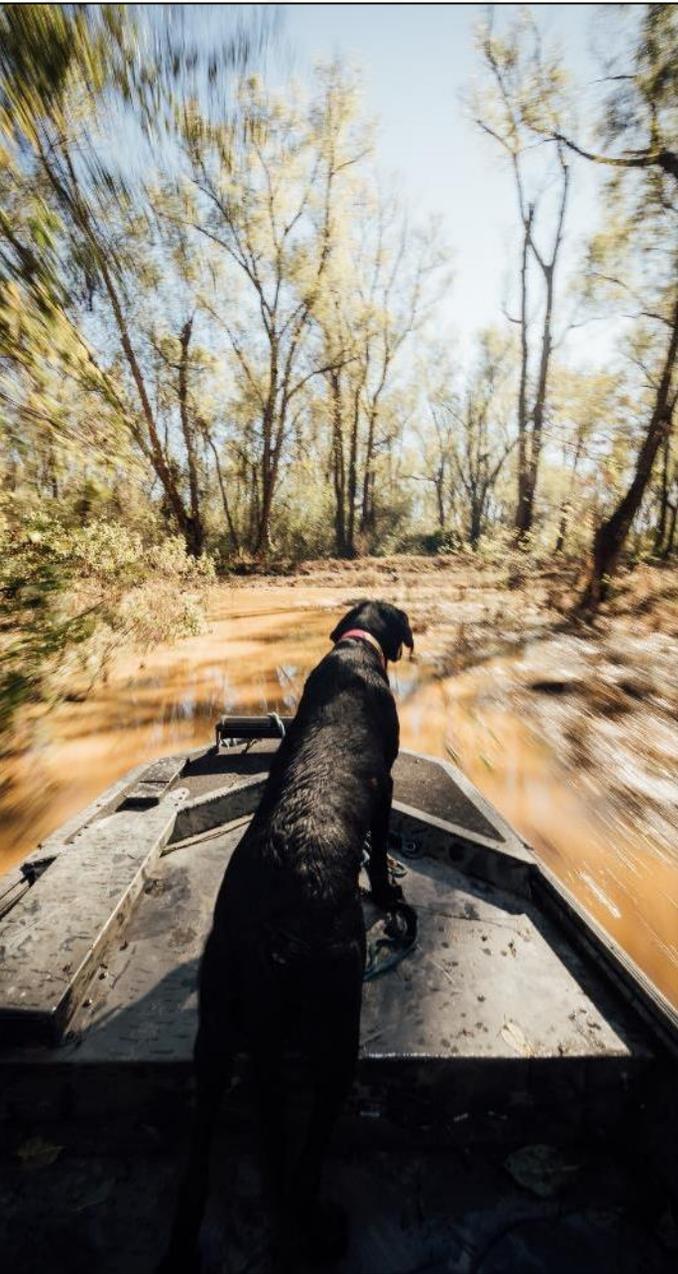
Michael Oswald, ALC, Principal Broker, standing in front of a truck with a dog. He is wearing a dark shirt and a baseball cap. The dog is a brown and white speckled breed. Behind them is a sign that says "MISSISSIPPI MAGNA VISTA Plantation".

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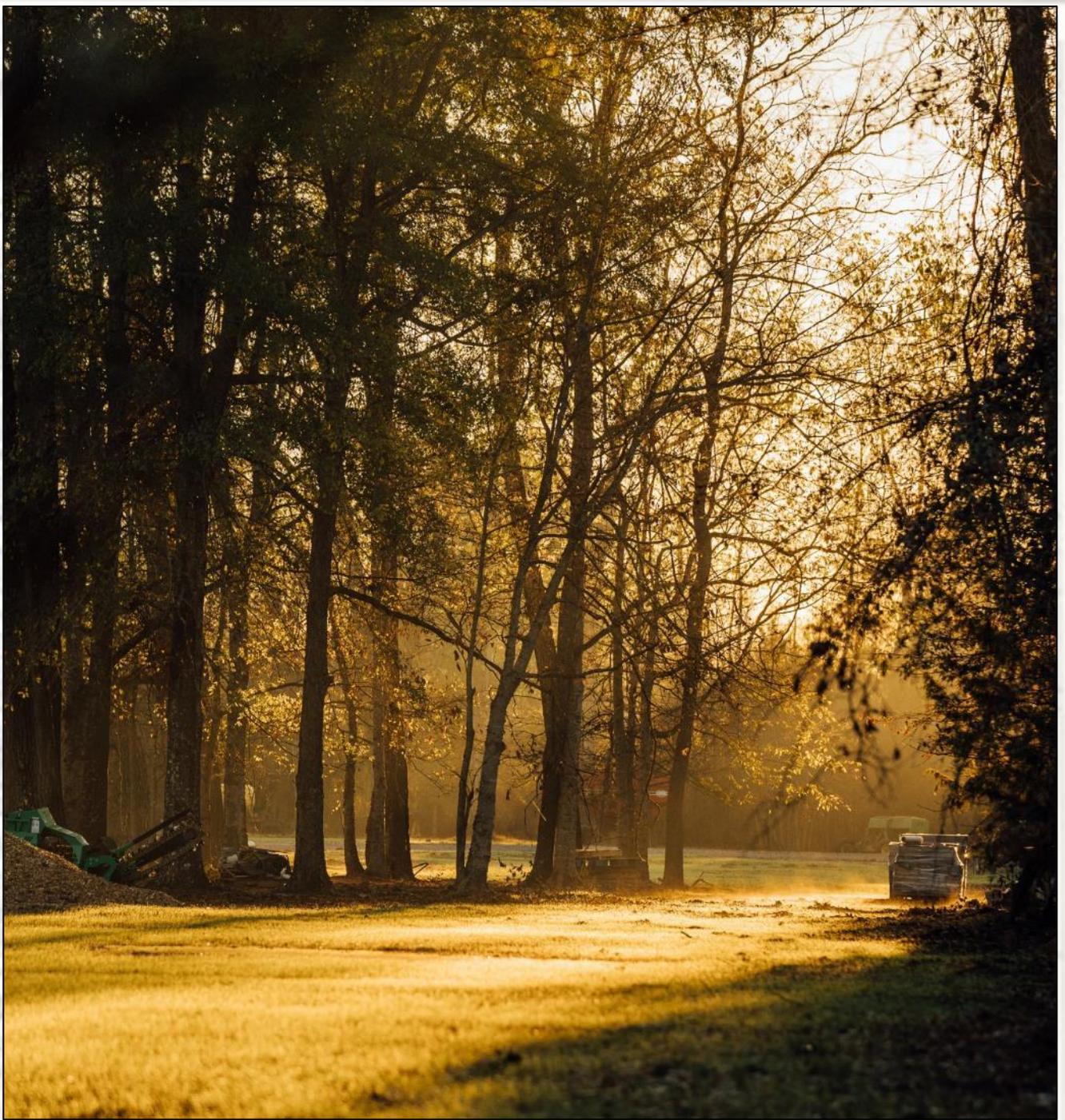
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The deer hunting is some of the best you will find with harvest size exceeding 170 inches. The duck hunting in the South Delta has been getting better and better over the last few years with Magna Vista being no exception. The club is now planting more holes, controlling more water, and creating more resting areas for the birds. This combination creates a mecca that the avid waterfowler dreams of. There are two deep blue holes on the property that have been known to hold big bass, crappie, & bream. The interior roads are nearly endless landing you almost anywhere you need to be with a short walk. If you have been on the lookout for an equity share club with a nice common lodge, excellent duck hunting, those big Mississippi River whitetails, and a family atmosphere, call Michael Oswald for your private showing of Magna Vista today!



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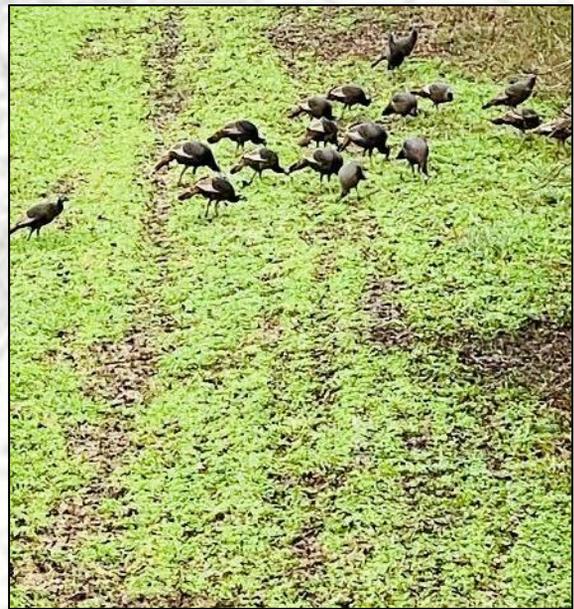
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📍 MAGNA VISTA, MISSISSIPPI



Three men all Greenhead limit



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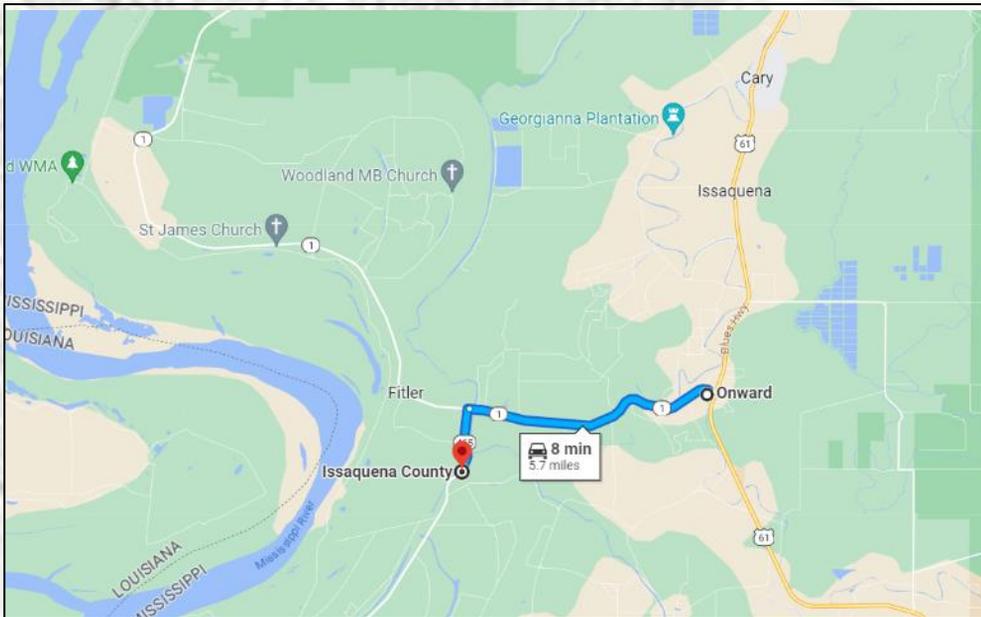
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## [Aerial Map Link](#)



## [Google Maps Directions](#)



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