

WILLOW BRAKE SHARE

\$295,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

1 Equity Share of Willow Brake Hunting Club

Location:

- Warren/Issaquena County, MS
- Mississippi River Bottom
- 20± Miles Northwest of Vicksburg
- Just Over an Hour from Madison

Coordinates:

- 32.453, -90.9467

Property Information:

- 1,271± Acres Owned/266± Acres Leased
- 14 Shares Owned by 10 People
- Cabin Lot Included with Share
- Annual Dues \$3,000 (No Debt on Club)
- All Timber Rights Owned by Club
- Numerous Wildlife Plots
- Excellent Hunting (Deer, Turkey, Duck, Hogs, Alligator, & Small Game)
- Great Fishing with Access to the Mississippi River
- Wildlife Biologist (DMAP Program)
- Membership Subject to Approval of Club
- Additional Share Available

Property Use:

- Recreational
- Investment
- Weekend Getaway (Wives and Kids Welcomed)



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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 Willow Brake Hunting Club situated in the Mississippi River Bottom located in Issaquena and Warren counties! The club was formed in 2002 and is considered a great family atmosphere. You will feel welcome the minute you come through the gate. Whether you like to relax at your cabin (lot to build included with share) or really get after the hunting, this club offers great camaraderie and trophy wildlife opportunities. The land diversity includes mature timber, young timber, cutover, food plots, sloughs, and lakes.



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- Boat Ramp Access to Paw Paw Chute (Access to MS River)
- Cabin Lot Included on Paw Paw Chute (Approximately 75' Width x 300' Deep)
- Deer Stands Throughout (Box Stands, Hang-On, Lean-To)
- Wildlife Plots in Place
- Skinning Shed with Walk-In Cooler
- 4+ Established Duck Holes with Great Hunting



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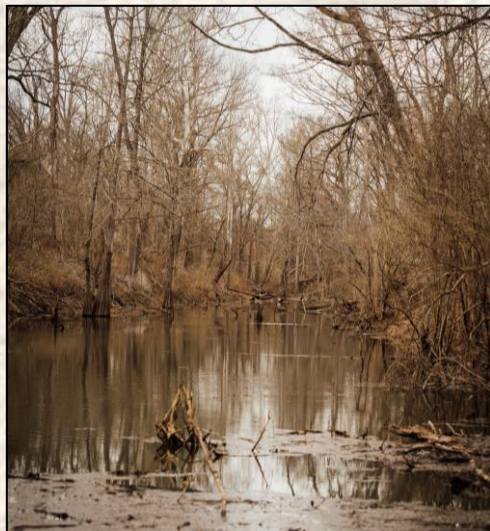
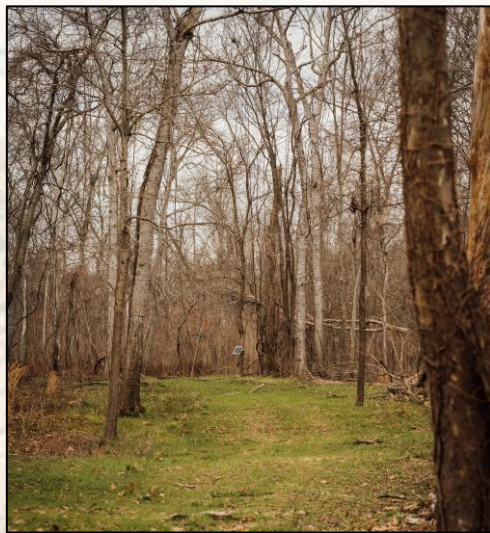
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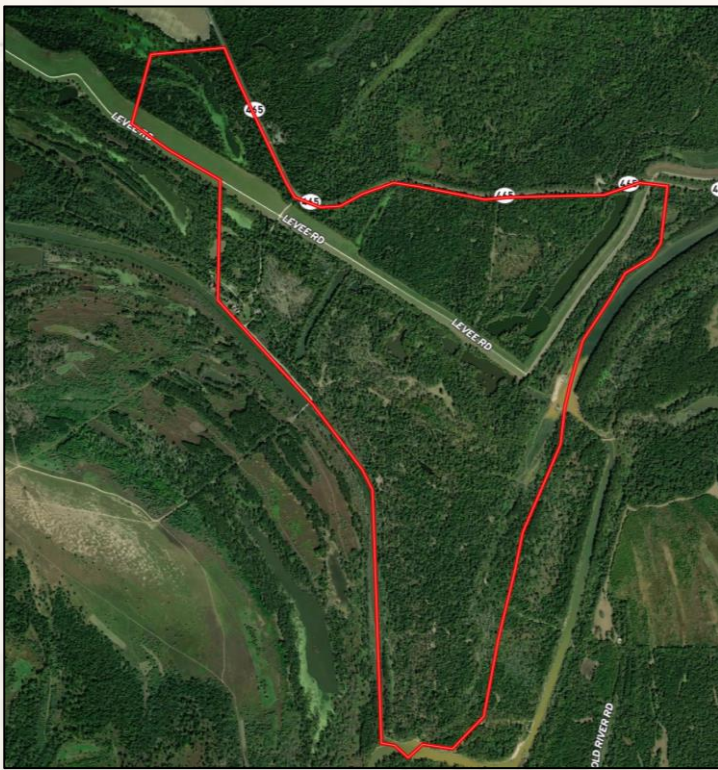
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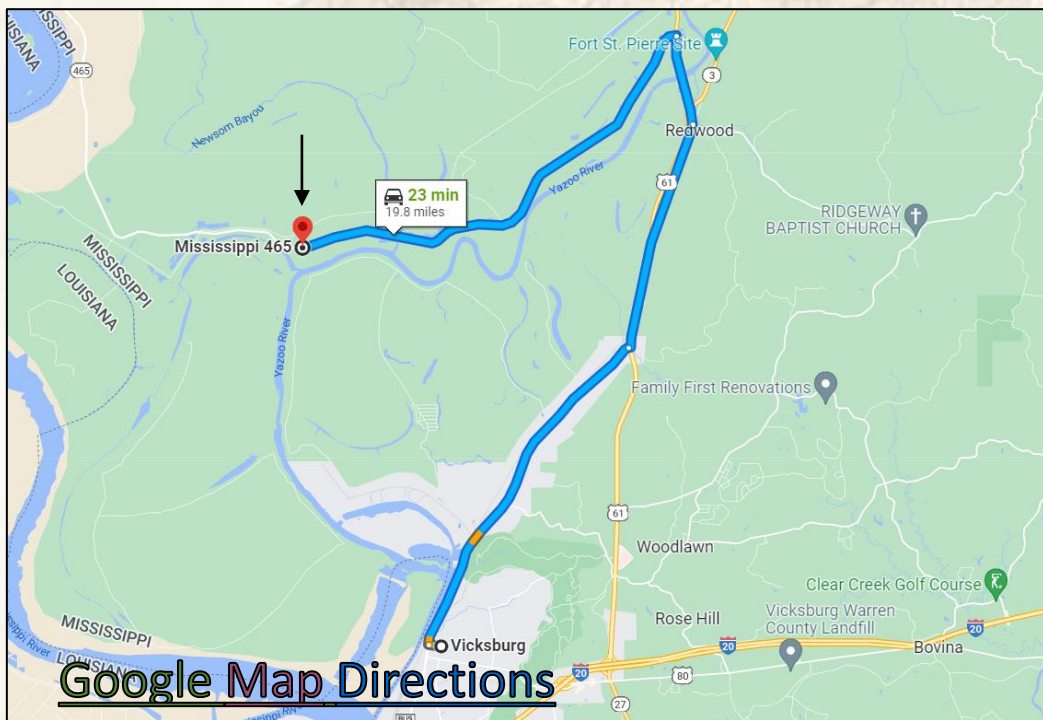
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Boundary consists of 1,527± Acres of MS River Hunting Land, inside and outside of the MS River Levee. If you have been on the hunt for an affordable Mississippi River equity share with a place to build a cabin, give Michael Oswalt a call for your private tour today!

MapRight Link



Google Map Directions



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