

RIVER BEND HUNTING CLUB

1,883± ACRES IN ISSAQUENA COUNTY, MS



\$2,975/ACRE

[Drone Link](#)

- 1,883± Acres on the Mississippi River
- Established in 1971
- Two Miles Frontage on The Mississippi River
- Access to Cottonwood Bar East Island
- Over Four Miles of Road Frontage
- Seven Camp Houses on Top of the Levee
- All Improvements Placed on a Six-Mile Long Levee, Well Above 100 Year Flood Stage
- Concrete Boat Ramp located on the MS River Bank
- Seventeen Food Plots with Shooting Houses
- Mixture of Ancient Hardwoods and Cutover
- Watering Holes and Natural Sloughs
- Trophy Whitetail Deer
- Outstanding Road System
- Professionally Managed for Decades

Click Here for Additional Property Footage
and an Interview with the
Current Owner

Call The Land Man Today!

TOM SMITH, ALC®, BROKER

Tom@TomSmithLand.com

601.898.2772 **office** | 601.454.9397 **cell**

112 Village Blvd, Madison, MS 39110



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RIVER BEND HUNTING CLUB

Legendary Mississippi River Trophy Hunting

This 1,883+/- acre tract in Issaquena County, MS, is cut off from the outside world, uniquely set on a bend of the Mississippi River at the end of public access. With its varied terrain, including an island connecting to the mainland when the river is low, the high spots and six-mile-long levee running through it protect structures and animals from floodwater. What began as Arcadia Hunting Club, founded approximately 50 years ago, has been on the big buck program the entire time. Three years ago, the owner bought out all shareholders when they decided to sell because they were not hunting anymore and changed the name to River Bend. Consistently, year after year, the club has harvested 60-80 deer. Of those gathered, they agreed that each shareholder could only kill one deer per year that was bigger than 8 points; the rest were 8 points or culls. Over the last two hunting seasons, the number of large bucks, and bucks in general, have out-numbered the does. The herd is large, and it is common to see four to eight bucks in the food plots on any given day. Most deer were taken in cutover areas where trees had been cut a few years back, yielding large briars and underbrush areas. These cutover areas have produced a tremendous amount of food value that, when combined with the existing produce from pecan, oak and persimmon trees, keeps the deer well-fed and healthy. The weight of the animals and the quality of antlers continue to improve each year. Located on top of a levee joining the Mississippi River are seven camps, four of which are custom-built homes, and the remaining three are spacious mobile homes. Five of the seven camps have separate enclosed storage rooms equipped for deer and duck processing. Three of the seven camps were built with sunrooms and fireplaces facing Cottonwood Bar East for viewing the migration of ducks and watching bald eagles, deer, and tug boats traveling on the river. Each camp offers 3-4 bedrooms and is designed for hosting guests. One main water well services all camps and is housed inside an insulated well house, and includes a sophisticated purification system. All improvements were placed on a six-mile-long levee, well above the 100-year flood stage. There is an area of the property on the Mississippi River bank known as Arcadia Point, which is also above the 100-year flood stage with lots of food-bearing trees. As a result of the high areas and food, it appears that most animals do not leave the property. If they do escape to the dry side of the main levee, it looks like they return. The perimeter road and miles of interior roads provide access to seventeen food plots.

The property features two miles of river frontage and an island, known as Cottonwood Bar East, accessible by ATVs and tractors when the river stage is 17'-19'. A lake is formed when the river is at that stage between the mainland and the island due to rock jetties on each end that cut off the river flow. Sand bars are exposed, allowing easy mobility from the mainland. Cottonwood Bar East is home to large quantities and quality of deer, a pond, and two sloughs great for duck hunting. Three food plots have been established, each with fiberglass deer stands. The mix of ancient hardwood forests and acres of cutover provides a home to an assortment of creatures, and the various watering holes and sloughs offer natural waterfowl habitat; the river itself affords opportunities for boating and fishing. Four wheeling and catfishing are also great on the west side sand bars. There is something unique to this property, or maybe many things, that will appeal to each person – man or woman, old or young, hunter or not.

Properties like this are rare for purchase; the opportunity to own a large tract on the Mighty Mississippi does not come around often. The memories that you and your family will make are unlimited. Take a look through the photos of the wonderful family outings and special moments made by four generations on River Bend. You will look long and hard to find a property that has this much to offer. Call Tom to schedule your tour of this remarkable jewel!



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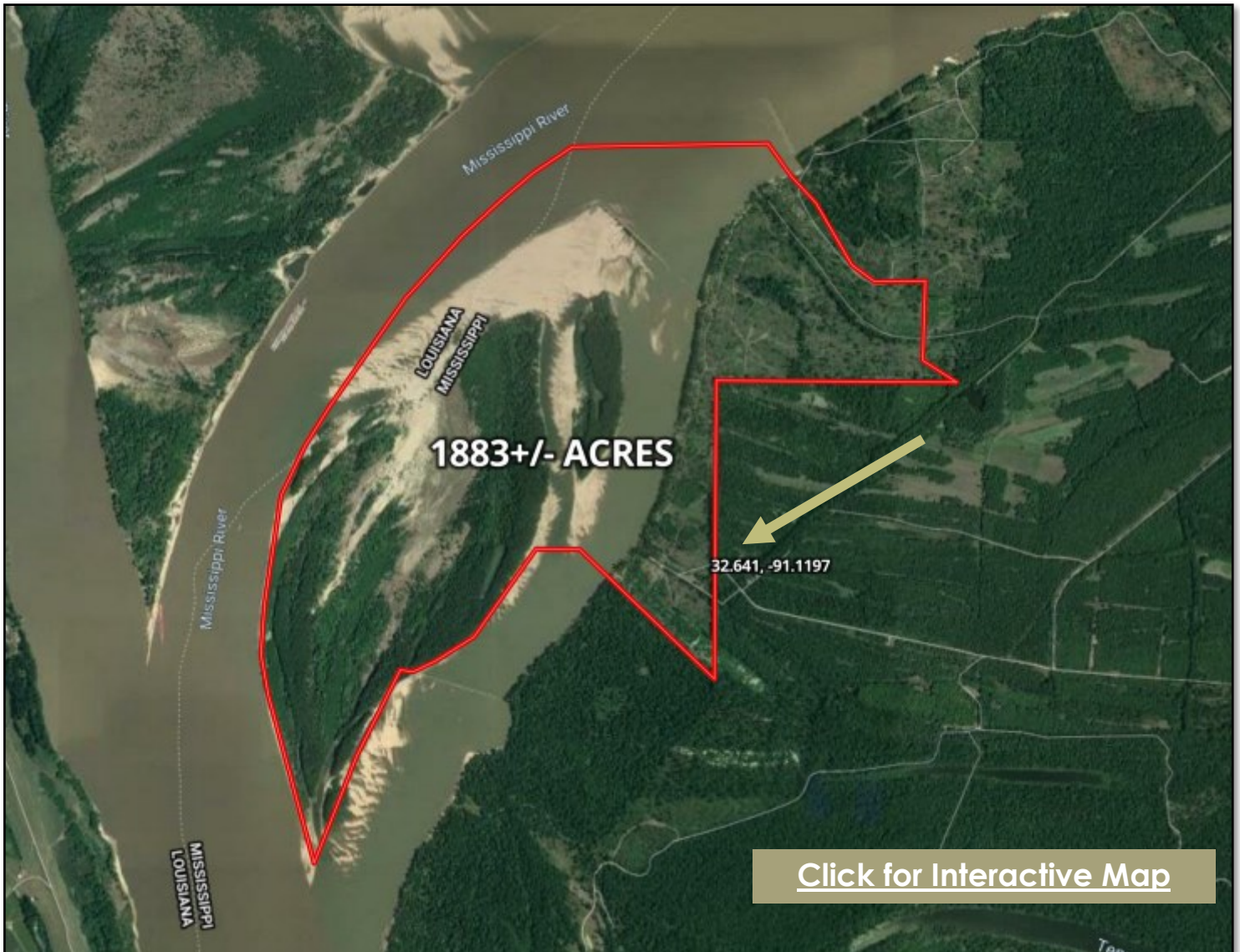
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AERIAL MAP



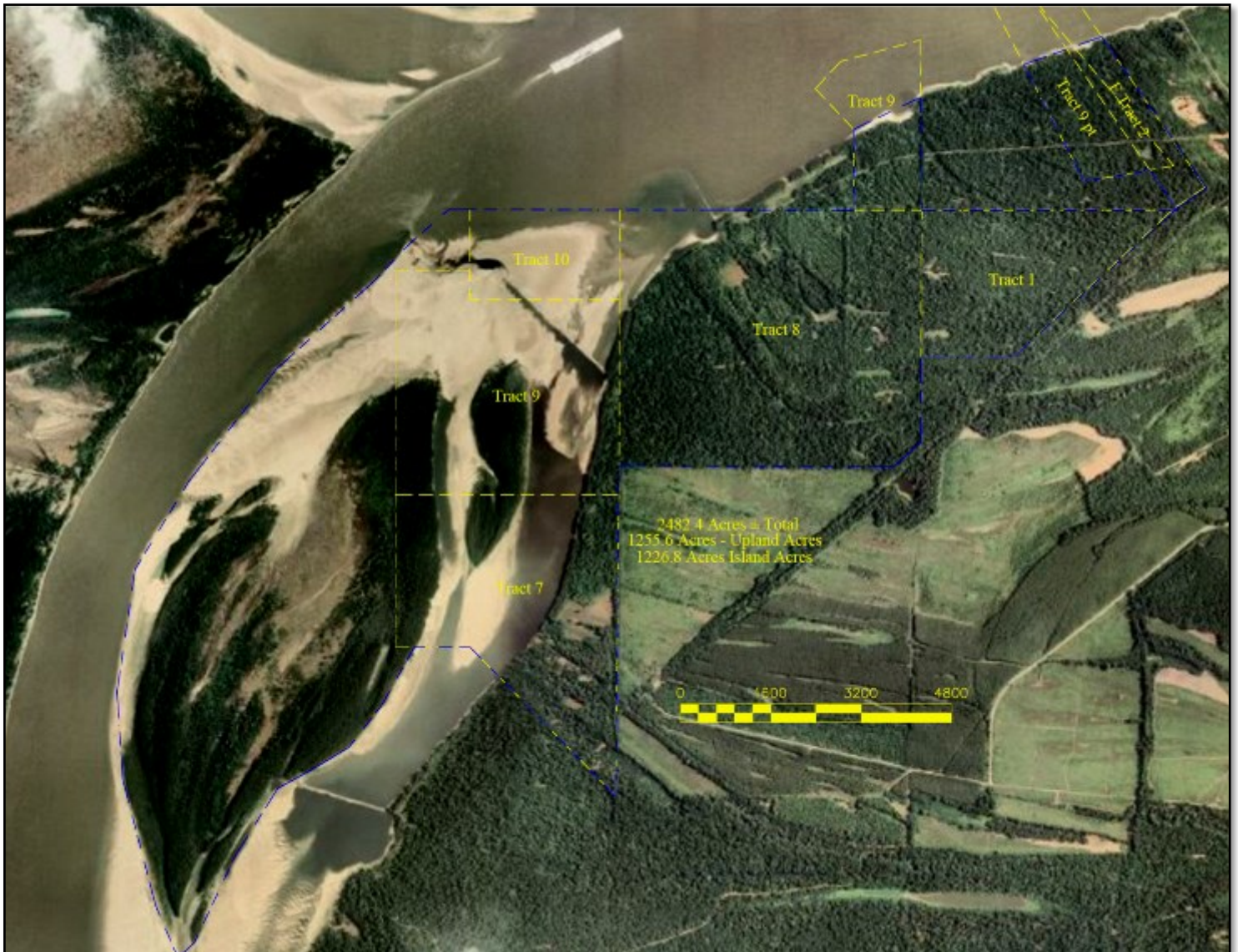
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SURVEY MAP



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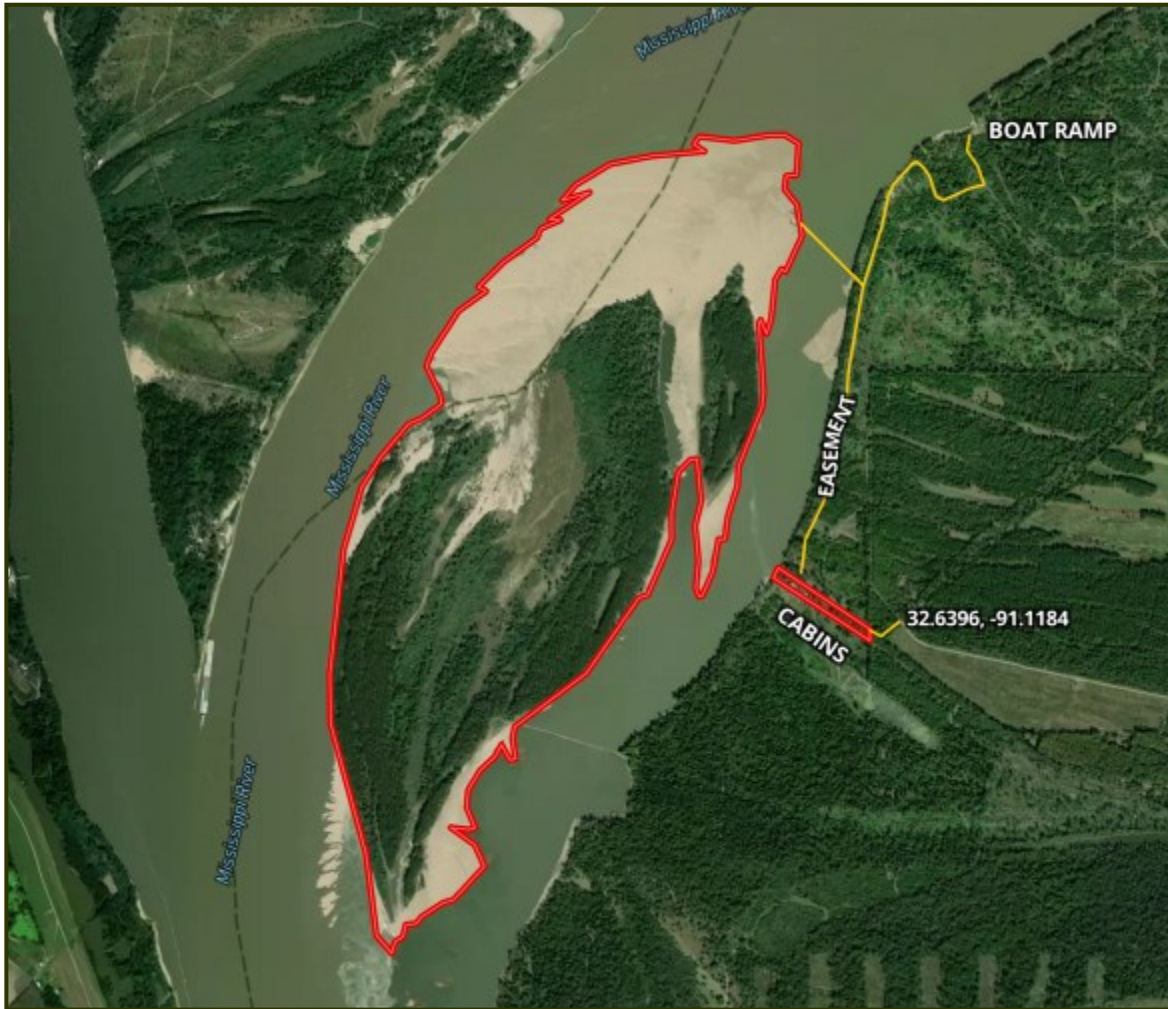
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Additional Acreage

1,226.8+/- acres
\$2,300/ACRE



- Access to Cottonwood Bar East Island
- Outstanding Duck and Deer Hunting on The Mississippi River
- Five Camp Houses on Top of the Levee (Never Flooded)
- Concrete Boat Ramp Access located on the MS River Bank

This once-in-a-lifetime opportunity will not last long! You can own five cabins atop a levee that has never flooded and 1,226.8± acres of your own island in the Mississippi River. The 1,226.8± acre island with drivable access (normal river levels) and the use of a concrete boat dock on the Mississippi River. This is part of the world-class River Bend Hunting Club in Issaquena County, MS lies in the middle of the Mississippi fly-a-way!
Priced to SELL at only \$2,300 an acre!



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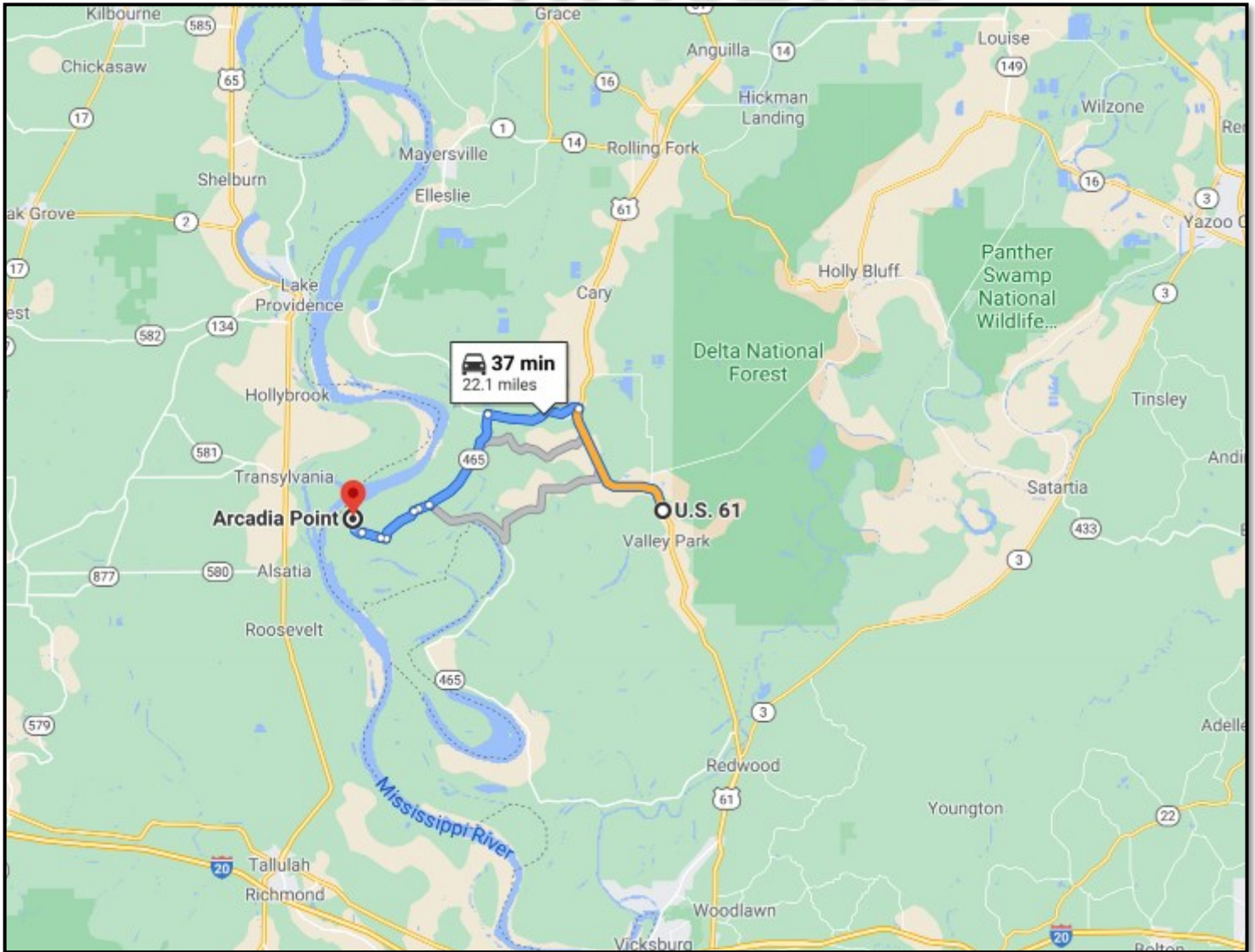


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DIRECTIONAL MAP



DIRECTIONS: From Vicksburg, MS travel north on US-61 W for 24.3 miles, turn left onto MS-1N and travel 4.7 miles, turn left onto MS 465 S and travel approximately 10 miles, entrance to the property will be on the right. [GOOGLE MAP LINK](#)



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