

One Equity Share in
Float Road

Grenada County, MS



\$295,000

- PILES OF DUCKS
- BIG Whitetails
- Private Suite
- 1,161.5± Acres
- Family Oriented
- Adjoins Malmaison
- 16 Duck Holes
- Great Fishing
- Common Lodge
- Full-Time Caretaker
- 9 Total Shares
- Established in 1974



LandReport
2011-2022
BEST
BROKERAGES

*Call me
today!*

ANTHONY STEEN, REALTOR®
Anthony@TomSmithLand.com
662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Float Road Hunting Club Equity Share

- 1,161.5 ± Acres of Prime MS Delta Hunting Land—Adjoins Malmaison Wildlife Management Area (9,483 Acres) to the North/Adjoins the Yalobusha River to the West—LOCATION!
- Land— 320 ± Acres of Old Catfish Pond enrolled in the Wetland Reserve Program (reworked on Ducks Unlimited Project)/171 ± Acres with 10 years remaining on Wetland Reserve Program/210± Acres of Conservation Reserve Program (CRP) currently paying \$19,500 per year/Remaining Land in Timber, Wildlife Plots, and Duck Holes
- Common Lodge—9 Private Member Suites, 2 Guest Rooms, Kitchen, Great Room, Mud Room, Front Porch
- Storage Shop (for Rangers, ATV's, Etc)/Storage Shed (Boats, Tractors, Implements, Etc.)
- 9 Shares owned by 9 members
- Annual Dues \$8,000 with Assessments on as Needed Basis for Improvements
- Miles of Roads to Lead to any Hunting Location with Ease
- Great Fishing in Camp Pond (Bass and Bream)/High Fishing Ground Lake (Bass/Crappie)/Dove Field One Lake (Catfish)
- Top-Notch MS Delta Hunting Duck, Deer, Turkey, Hogs, and Small Game
- 16 Duck Holes with 13 Control Structures for Water Management
- 30+/- Acres of Planted Rice
- 40+/- Acres of Planted Millet on Duck Holes - Ready to Hunt!
- 2 Electric Wells and 1 Gas Well with Underground Piping to Flood 12 Duck Holes/Re-lift Pump for Other Duck Holes
- 8 Two Man Box Blinds with Steps on Planted Wildlife Plots
- Caretakers and Housekeepers on Staff (Meals Provided on Weekends during Duck and Deer Seasons)
- Walk In Deer Cooler
- Membership Subject to Approval of Club and \$5,000 Stock Transfer Fee

Float Road is an older Duck Hunting Club in a prime location (Grenada County) in the Mississippi Delta. The club was formed in 1974 and is considered to have some of the best duck hunting in the area. The extensive management for ducks over the years has greatly paid off. The ease of flooding and access to the holes are just a few things that creates "convenience". The deer hunting won't disappoint either. The family atmosphere will have you feeling right at home after the hunt. The minute you get voted in, you become family. So, if you are looking for a well-established duck club in Mississippi Delta, call Anthony Steen today for your private showing!!

Call me today!

ANTHONY STEEN, REALTOR®
Anthony@TomSmithLand.com
662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!



ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 office | 662.645.5151 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!



ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!



ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 office | 662.645.5151 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!



ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 office | 662.645.5151 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!



ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!



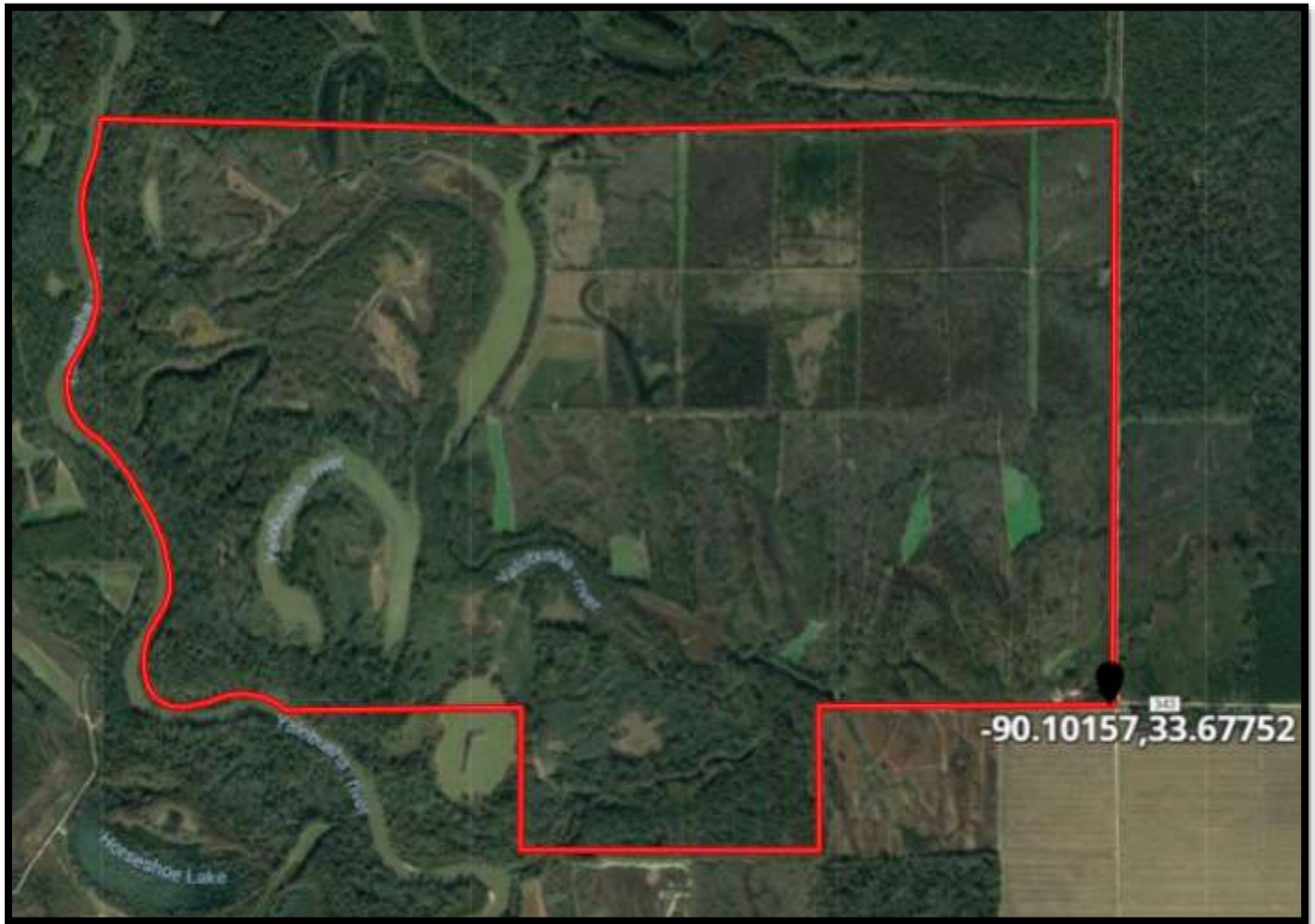
ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map

Call me today!

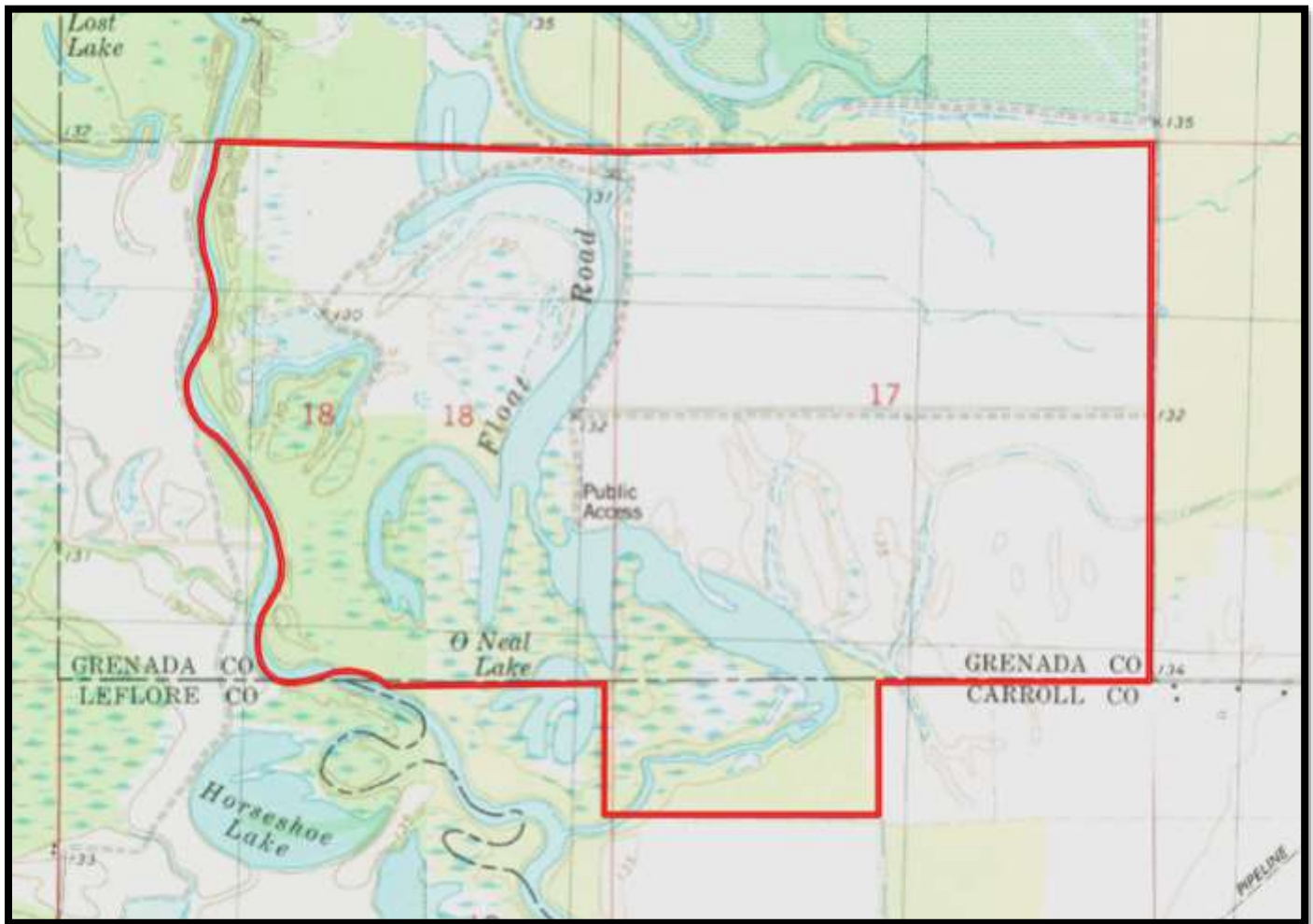
ANTHONY STEEN, REALTOR®
Anthony@TomSmithLand.com
662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topo Map

Call me today!

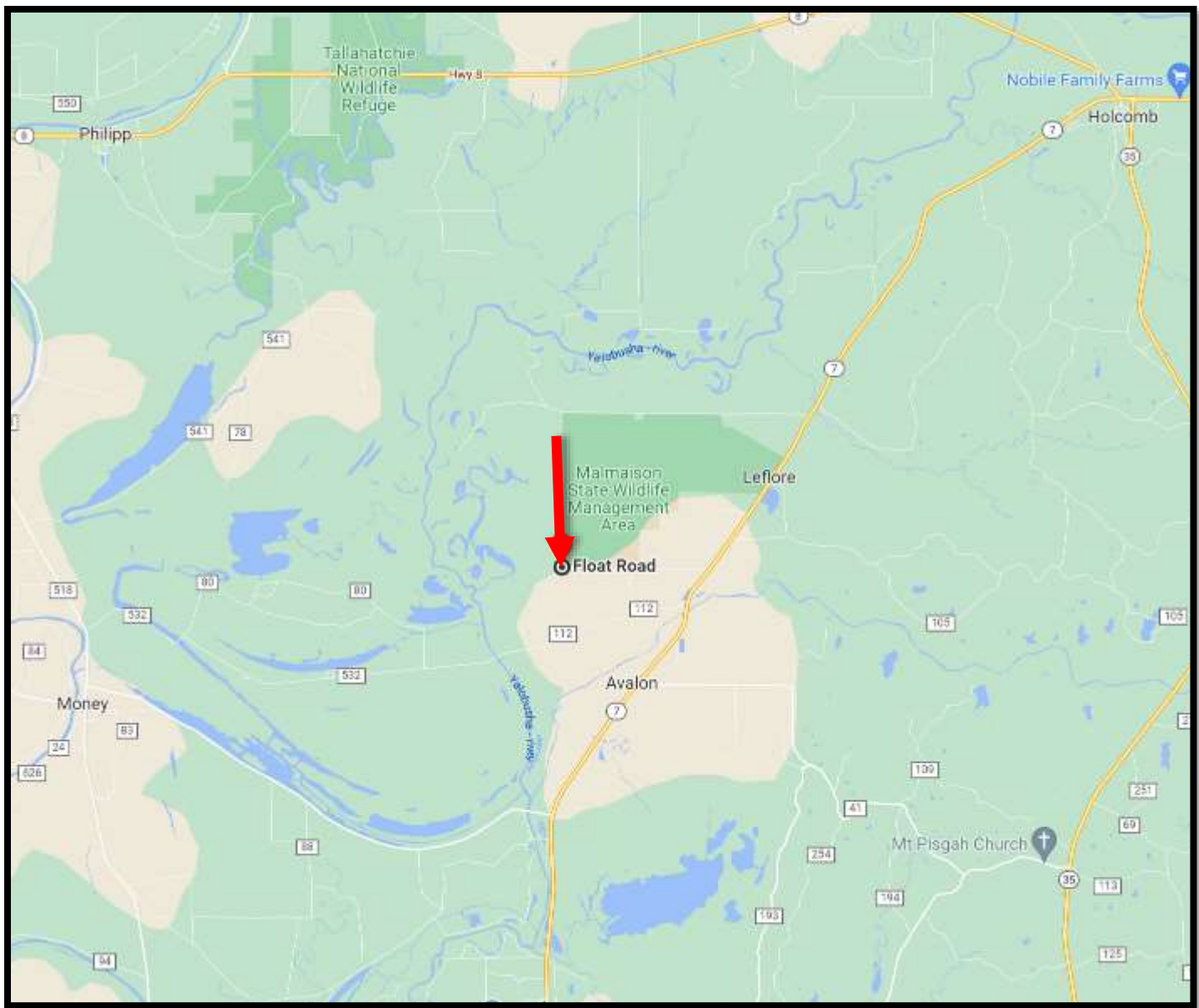
ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map

DIRECTIONS FROM GREENWOOD, MS: Travel on Highway 8 W for 8.1 miles. Continue straight onto MS-7S for 8.4 miles. Turn right onto Hwy 343/Goodson Road and travel for 1.9 miles and you will arrive at the Float Road gate. [GOOGLE MAP LINK](#)

Call me today!

ANTHONY STEEN, REALTOR®
 Anthony@TomSmithLand.com
 662.441.2500 **office** | 662.645.5151 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.